

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P16-1383
1047 Serpentine Lane, Suite 300, St. Innocent Church of Fremont
October 26, 2016**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The proposed religious facility activities and operations approved by this Conditional Use Permit shall conform substantially to the narrative and project plans, Exhibit B, marked "Received October 11, 2016," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Zoning Administrator if found to be in substantial conformance to the approved exhibits.
2. If additional hours of operation, number of attendees, or activities beyond that proposed in the applicant's narrative, Exhibit B, dated "Received October 11, 2016," 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.
3. All existing exterior doors of the building shall remain closed when not being used for ingress/egress purposes.
4. The applicant shall regularly inform congregation members during early morning/late night hours not to loiter outside of the building and to be courteous and quiet when entering/leaving the parking area.
5. The applicant shall inform all patrons that the facility is located in an industrial district and may be subject to noise, odors, etc.
6. If operation of this use results in conflicts pertaining to parking, interior or exterior noise, traffic/circulation, or other factors, at the discretion on the Community Development Director, this conditional use permit may be submitted to the Planning Commission for their 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 can include, but are not limited to: modifying the hours of operation, reducing the number of persons inside the subject building, or other measures deemed necessary by the Planning Commission.

Traffic Engineering Division

7. Should the applicant wish to increase the number of attendees, or activities beyond that proposed in the applicant's narrative, Exhibit B, marked "Received October 11, 2016," on file with the Planning Division, the Traffic Engineering Division reserves the right to require a traffic and parking study to determine whether payment of fees and

implementation of other mitigation measures would be warranted. Costs associated with the implementation of this condition shall be paid by the applicant.

STANDARD CONDITIONS

Community Development Department

8. 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.

Planning Division

9. 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 attorney's 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 attorney's 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.
10. 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 suite.
11. 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.
12. The applicant and/or employees shall maintain the area surrounding the subject building in a clean and orderly manner at all times.
13. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
14. 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.
15. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.
16. The building permit plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that

the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.

17. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.
18. Campers, trailers, motor homes, or any other similar vehicles are not allowed on the construction site except when needed as sleeping quarters for a security guard.
19. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
20. Portable toilets used during construction shall be kept as far as possible from existing businesses and shall be emptied on a regular basis as necessary to prevent odor.

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

21. 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.

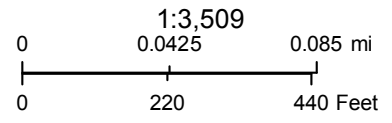
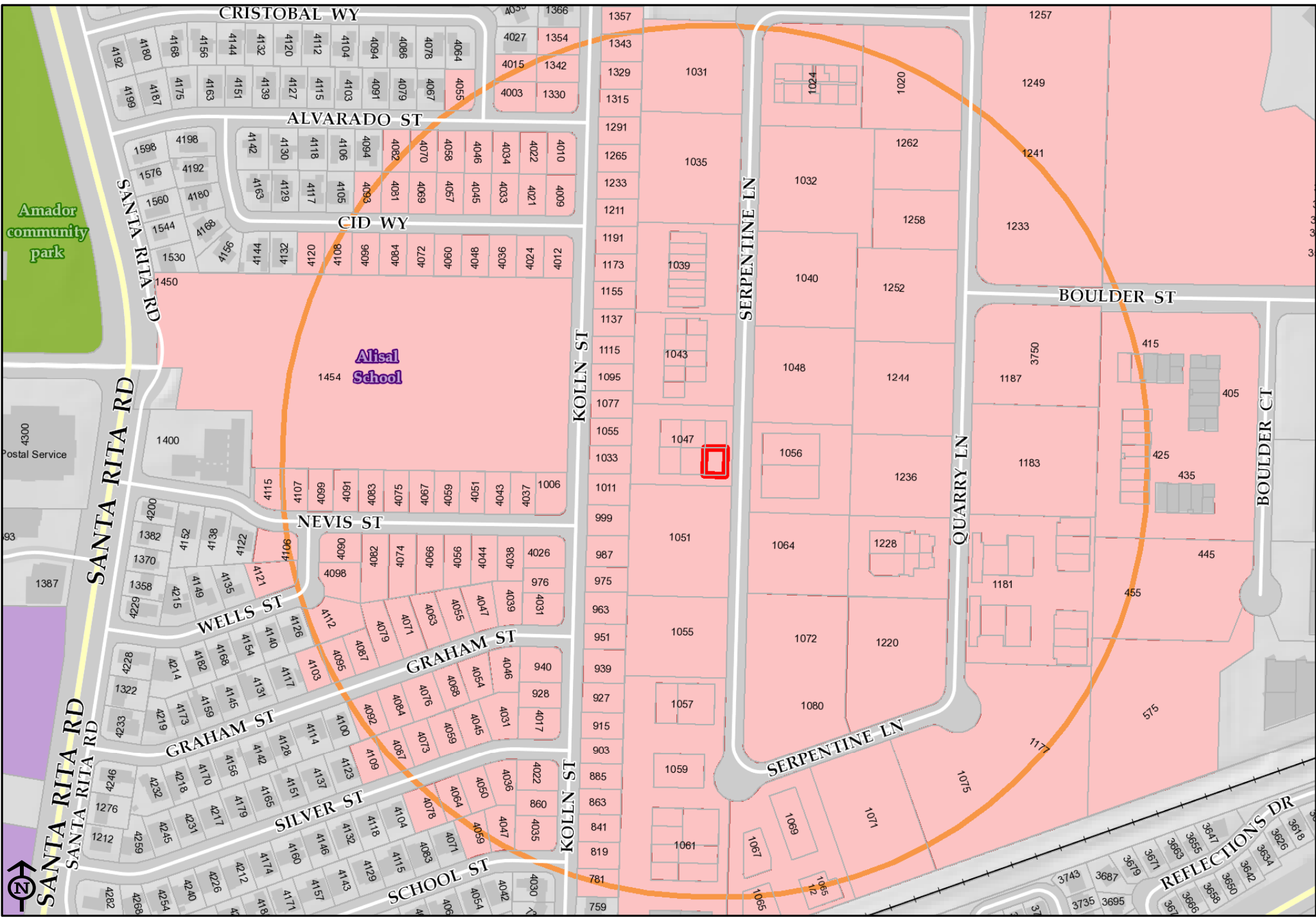
Building Division

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

Fire Department

24. 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/structures meet Building and Safety and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

<END>



P16-1383, 1047 Serpentine Lane, Suite 300, St. Innocent Church