

**EXHIBIT A  
DRAFT CONDITIONS OF APPROVAL**

**P13-0998, Crispim BJJ Barra Brothers, LLC  
6668 Owens Drive  
June 26, 2013**

**PROJECT SPECIFIC CONDITIONS**

**Planning Division**

1. City review and approval is required prior to any changes in the hours of operation, number of classes offered, number of patrons or staff, or activities beyond what is stated in the applicant's written narrative, dated "Received June 3, 2013" on file with the Planning Division, are desired. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
2. The exterior doors of Crispim BJJ Barra Brothers shall remain closed, but unlocked, when not being used for ingress/egress purposes.
3. 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 Pleasanton Municipal Code for a grand opening.
4. No classes shall begin between the hours of 4:00 pm – 6:00 pm. Any future requests which include classes which start between these hours shall require review by the Director of Community Development and the Traffic Engineer and may require the payment of a Traffic Impact Fee as determined by the City's Traffic Engineer.
5. There shall be no more than 40 students on site during the hours of 6:00 am – 9:00 pm except that during the hours of 4:00 pm – 6:00 pm there shall be no more than 13 students on site.
6. The applicant shall direct parents to park within a parking space when picking up or dropping off children.
7. Within 180 days from the date of occupancy, the applicant shall have the existing parking lot restriped with parking stalls that meet the requirements of Section 18.88.040, Standards, of the Municipal Code.
8. All activities shall take place inside of the building.

## **STANDARD CONDITIONS**

### **Community Development Department**

9. The applicant shall pay an all fees to which the use may be subject to prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
10. To the extent permitted by law, the project applicant shall defend (with counsel reasonable 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**

11. The proposed use shall be in substantial conformance to Exhibit B, dated "Received June 3, 2013" 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.
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. Crispim BJJ Barra Brothers shall maintain the area surrounding the building in a clean and orderly manner at all times.
14. This approval does not include approval of any signage for Crispim BJJ Barra Brothers. If signs are desired, Crispim BJJ Barra Brothers shall submit a sign proposal to the City for review and approval prior to sign installation.
15. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
16. 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.
17. This conditional use permit approval will lapse one (1) year from the effective date of approval unless Crispim BJJ Barra Brothers receives a business license for this address.

## **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.*

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 occupancy, the applicant shall contact the Building Division and Fire Marshal to ensure that the proposed use of the subject building meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

*{end}*

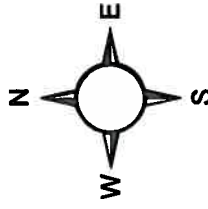
**P13-0998, Crispim BJJ**

**City of Pleasanton**

**GIS**

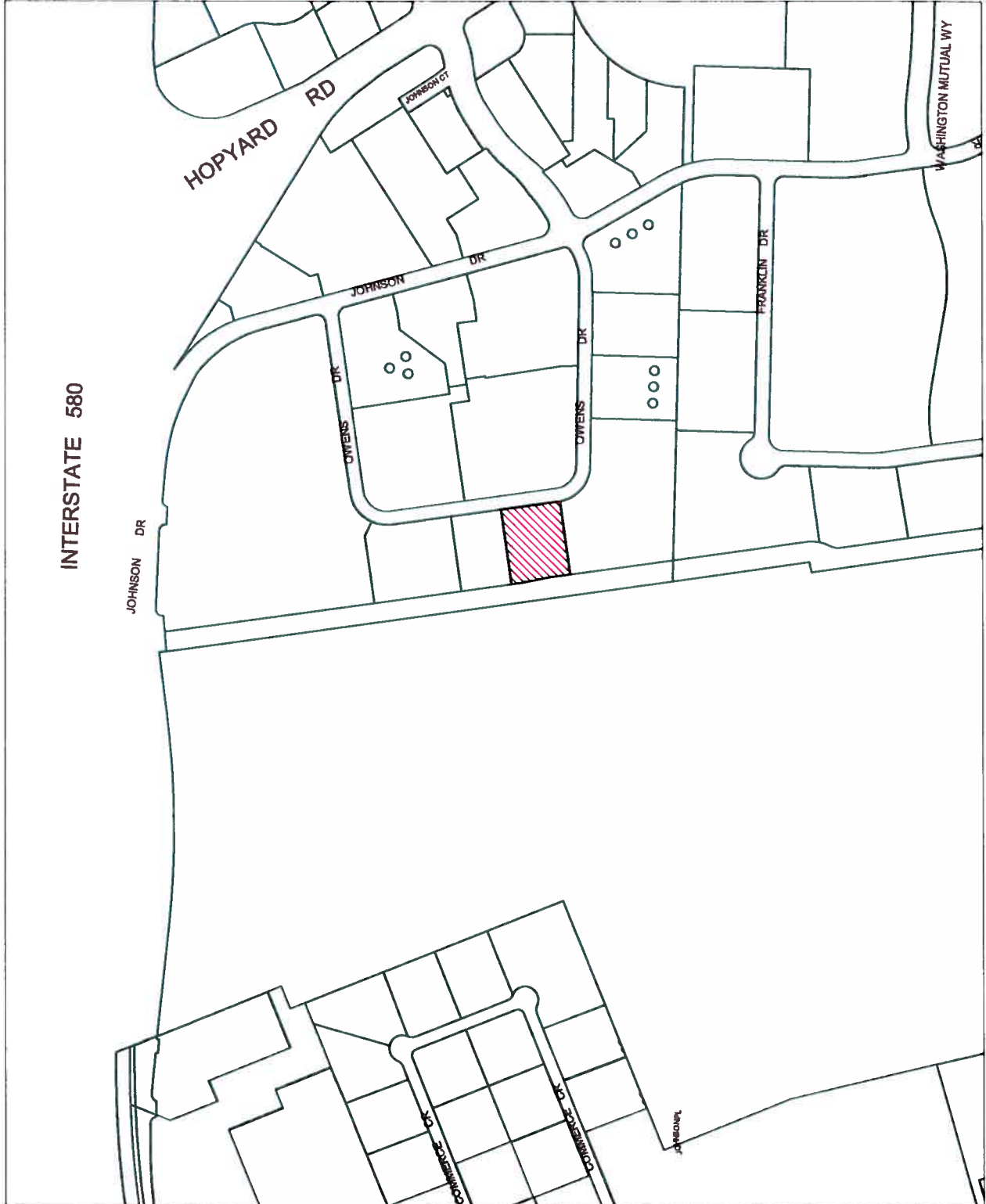
**Department**

**6668 Owens Drive**



**EXHIBIT C**

**Printed 6/19/2013**



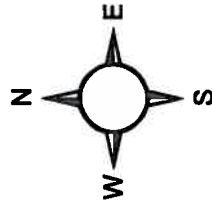
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