

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**PCUP-298 / 6642-6644 Owens Drive
Faith Community Worship Center**

June 8, 2011

PROJECT SPECIFIC CONDITIONS

1. All activities and gatherings shall be conducted within the building and all exterior doors shall remain closed when not being used for ingress/egress purposes.
2. If additional hours of operation, number of members, or activities beyond what is stated in the applicant's written narrative, dated "Received April 28, 2011," on file with 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.
3. The applicant or responsible party shall pay any additional sewer capacity for the subject use as determined by the Chief Building Official. This fee shall be paid prior to issuance of a building permit and/or to operation.
4. Children 12 years of age and younger shall be escorted to and from the restroom facilities by a parent or supervising adult.
5. Prior to submitting tenant improvement plans to the Building and Safety Division and/or prior to occupancy, the applicant shall contact the Livermore-Pleasanton Fire Department to ensure that the life-safety security concerns for the shared tenant restrooms have been addressed. The applicant shall note any changes or requirements from the Livermore-Pleasanton Fire Department on any tenant improvement plans submitted for permit issuance.
6. Special events, such as weddings, receptions, or celebrations, are not allowed as part of this approval. Should Faith Community Worship Center wish to hold a special event, a request shall be submitted to the Director of Community Development for review. The Director may approve the request or refer the matter to the Planning Commission.

STANDARD CONDITIONS

Community Development Department

7. The applicant shall pay 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.

8. 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.

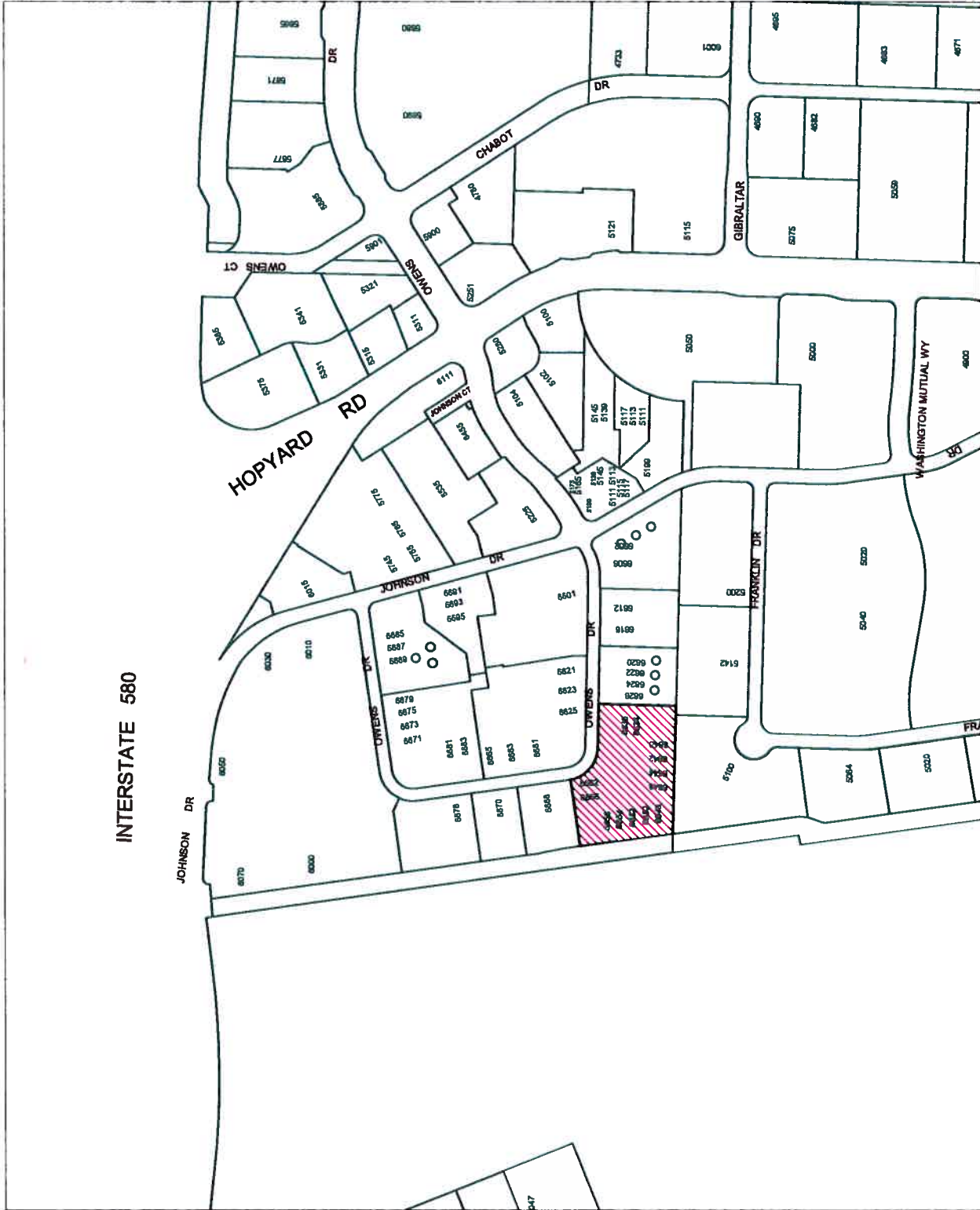
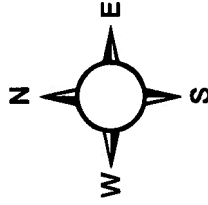
Planning Division

9. The proposed use shall be in substantial conformance to Exhibit B, dated "Received April 28, 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.
10. 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.
11. This conditional use permit approval will lapse 1 year from the effective date of approval unless Faith Community Worship Center occupies the tenant spaces within that time.
12. Faith Community Worship Center shall maintain the area surrounding the tenant spaces in a clean and orderly manner at all times.
13. This approval does not include approval of any signage for Faith Community Worship Center. If signs are desired, Faith Community Worship Center shall submit a sign proposal to the City for review and approval prior to sign installation.
14. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
15. 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 space.

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.

16. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
17. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
18. Prior to occupancy, the applicant shall contact the Building Division and Fire Marshal 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.



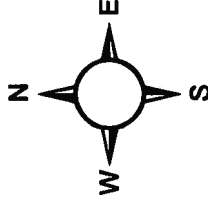
PCUP-298

City of Pleasanton

GIS

Department

6642 & 6644 OWENS



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