

EXHIBIT A
DRAFT CONDITIONS OF APPROVAL
PCUP-295 / 5980 Stoneridge Drive, Suites 110 and 112
A Hand 'n Hand Career Training Center
May 25, 2011

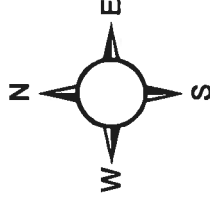
1. The location and operation of the proposed use shall conform substantially to Exhibit B (site plan, floor plan, and written narrative), dated "Received, April 11, 2011," on file with the Planning Division, except as modified by the following conditions of approval. Minor changes to the approved operation and schedule may be approved by the Director of Community Development if found to be in substantial conformance with the approved exhibits.
2. The operation shall adhere to the schedule of activities, dated "Received, April 11, 2011," found in Exhibit B.
3. If additional hours and activities beyond what was stated in the applicants' written narrative and schedule of activities, dated "Received April 11, 2011," on file in the Planning Division, are desired, prior City review and approval is required. Such modification may be approved by the Director of Community Development if found to be in substantial conformance with the approval. The Director of Community Development may also refer the matter to the Planning Commission if the proposed changes would be significant.
4. If the applicants wish to relocate the use to a new address or tenant suite, the applicants shall secure a new conditional use permit prior to occupying the new building or tenant suite.
5. All classroom instruction shall take place in Suite 110. If the use of Suite 112 or any other suite for classroom instruction is desired, the request shall be reviewed by the City's Traffic Engineer for assessment of appropriate traffic impact fees. Said impact fees shall be paid prior to the adjustments of the class schedule, or transition or expansion of classroom locations.
6. Classes shall end at 6:00pm² or later. If the class schedule needs to be adjusted for a release time prior to 6:00pm, the request shall be reviewed by the City's Traffic Engineer for assessment of appropriate traffic impact fees. Said impact fees shall be paid prior to the adjustments of the class schedule, or transition or expansion of classroom locations.
7. If the operation of this use results in conflicts pertaining to parking, interior noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the

² Traffic impact fees were not collected for this application due to the projected traffic activity occurring after the PM "peak" time (4:00pm to 6:00pm).

- Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts, or may revoke the said conditional use permit approval. Possible mitigation measures may include, but are not limited to, modifying the hours of operation, reducing the number of students, or other measures deemed necessary by the Planning Commission.
8. All activities shall be conducted within the building. The exterior doors shall remain closed when not being used for ingress/egress purposes and the applicants shall inform all students not to loiter or make loud noises outside the building before or after classes.
 9. The use shall comply with Chapter 9.04 of the Pleasanton Municipal Code (Noise Regulations).
 10. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to commencement of any work. The applicant shall pay any and all fees to which the proposed application may be subject to prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.
 11. The applicant shall pay the required sewer fees, traffic impact fees, and all other fees that the proposed use may be subject to prior to operation.
 12. No changes to the exterior of the building shall be made without prior approval from the Planning Division.
 13. Prior to issuance of a business license, the applicants shall contact the Building and Safety Division and the Fire Marshall to ensure that the proposed use of the tenant spaces meets Building and Fire Code requirements. If required, the applicants shall obtain all appropriate City permits.
 14. This conditional use permit approval will lapse one (1) year from the effective date of approval unless the applicant receives a business license.
 15. The applicants shall maintain the area surrounding the tenant spaces in a clean and orderly manner at all times.
 16. This use permit approval does not include approval for signage. Proposed signs shall be consistent with the sign program for the Crossroads Center, and are subject to the approval of the Hacienda Owners Association and the Director of Community Development prior to installing any signs.

17. At no time shall balloons, banners, pennants, or other attention-getting devices be used on the site as allowed by Section 18.96.060K of the Pleasanton Municipal Code for grand openings.
18. 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

{end}



PCUP-295

City of Pleasanton

GIS

Department

5980 STONERIDGE DR

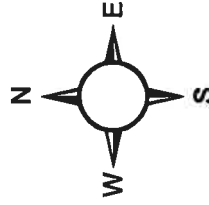


EXHIBIT D



Printed 5/10/2011

