

City of Pleasanton
Planning and Community Development

September 15, 2010

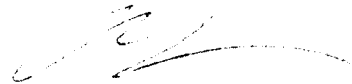
Re: Application for Development Review at 5331 Hopyard Road

The property at 5331 Hopyard Road in Pleasanton is owned by AAA Wong Limited Partnership and is leased to Marino Sandoval. The tenant, Marino Sandoval, wishes to apply for modifications to the 2007 restrictions placed on Conditional Use Permit (PCUP-132). The restaurant has seen a substantial drop-off in business the last several years during the economic downturn, and the propose modifications to the Conditional Use Permit should generate additional business to the property and generate positive growth and vitality to this part of the City.

The Tenant, Marino Sandoval, has the authorization from the property owner to file for the Application for Development Review at 5331 Hopyard Road. The Tenant, Marino Sandoval, filing the application shall be responsible for all requirements and conditions of approval subject to the modifications to the Conditional Use Permit.

Sincerely,

AAA Wong Family Limited Partnership



Alex Wong
925/639-0692

PCUP-132 modification

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SEP 24 2010

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

El Balazo new proposed Changes

After years of success El Balazo would like to reinvent itself in order to keep the Pleasanton Residents and surrounding Tri-valley residents coming here on a weekly basis for good food and entertainment. In order to accomplish this goal we need to make minor adjustments to our night life, to compete with surrounding cities, and make sure the residents of Pleasanton "Stay local and play local" Our daily line-up will consist of a variety, to help keep things fresh and exciting for people. This will be a safe environment for everyone and ABC Regulations/City requirements will be followed. We also hope to have a great working relationship with all the Bar Owners in the City, along with constant communication with the Pleasanton PD. After 6 months of operating under these conditions, we hope to add Dj's to our entertainment.

Security-(Security will have to be lead Trained, and have a guard card to be employed at El Balazo. Lead Training will be provided Quarterly, not just for our staff, but for other local Bar Security as well. This is a weekly schedule of entertainment and operating hours, along with our Alcohol sales and consumption hours.

Monday Night

Entertainment -Monday Night Football/ Jukebox

Hours- 11am-1:30am

Liquor- Hours Sales and Consumption- 11 am -1:15am **Food** -11am-Close

Security-1 Per 30 Customers (Security will have to be lead Trained, and have a guard card to be employed at El Balazo.

*Monday will be a quiet night, mainly for sports fans and Monday Night Football. After Monday Night Football, we will have Trivia games and Pool avail for our patrons.

Tuesday Night

Entertainment-Jukebox/ Trivia/Games

Hours of Operation-11am-1:30am

Liquor Hours- Sales and Consumption- 11 am -1:15am **Food-**11am-Closed

*Tuesday Night will be game night, and "Taco Tues" \$1 Tacos. Music will be Jukebox.

Security-1 Per 30

Wednesday Night

Entertainment-Karaoke (9pm-12mid)

Hours of Operation-11am-1:30am

Liquor Hours- Sales and Consumption- 11 am -1:15am Food-11am-Closed

***Wednesday Night will be Karaoke.**

Security-1 Per 30 Customers

Thursday Night

Entertainment-Live Band, or Jukebox (9pm-12mid)

Hours of Operation-11am-1:30am

Liquor Hours- Sales and Consumption- 11 am -1:15am Food-11am-Closed

***Thursday Night will be a Live Cover band (Mostly 80's hits) from 9-12...Noise Levels will be controlled by managers and Sound tech. To ensure surrounding businesses will not be disrupted.**

Security-1 Per 30 Customers

Friday Night

Entertainment-Live Band, or Jukebox (9pm-12mid)

Hours of Operation-11am-1:30am

Liquor Hours- Sales and Consumption- 11 am -1:15am Food-11am-Closed

***Friday Night will be a Live Cover band (Mostly 80's hits) from 9-12...Noise Levels will be controlled by managers and Sound tech. To ensure surrounding businesses will not be disturbed.**

Security-1 Per 30 Customers

Saturday Night

Entertainment-College Football Live Band, or Jukebox (9pm-12mid)

Hours of Operation-11am-1:30am

Liquor Hours- Sales and Consumption- 11 am -1:15am Food-11am-Closed

*Saturday Night will be a Live Cover band (Mostly 80's hits) from 9-12...Noise Levels will be controlled by managers and Sound tech. To ensure surrounding businesses will not be disrupted.

Security-1 Per 30 Customers

Sunday Night

Entertainment -Sunday Football/ Jukebox

Hours- 10am-1:30am

Liquor- Hours Sales and Consumption- 10 am -1:15am Food -10am-Close

Security-1 Per 30

*Sunday will be a quiet night, mainly for sports fans and Sunday Football. After Sunday Night Football, we will have Trivia games and Pool avail for our patrons.

Schedule of Entertainment for El Balazo

Service and Consumption Hours 11:00am-1:15 am Monday-Sunday

Monday

Monday Night Football

Tuesday

Jukebox

Wednesday

Trivia Night

Thursday

Karaoke 9-12pm

Friday

LIVE MUSIC 9-12pm

Saturday

Jukebox

Sunday

Football

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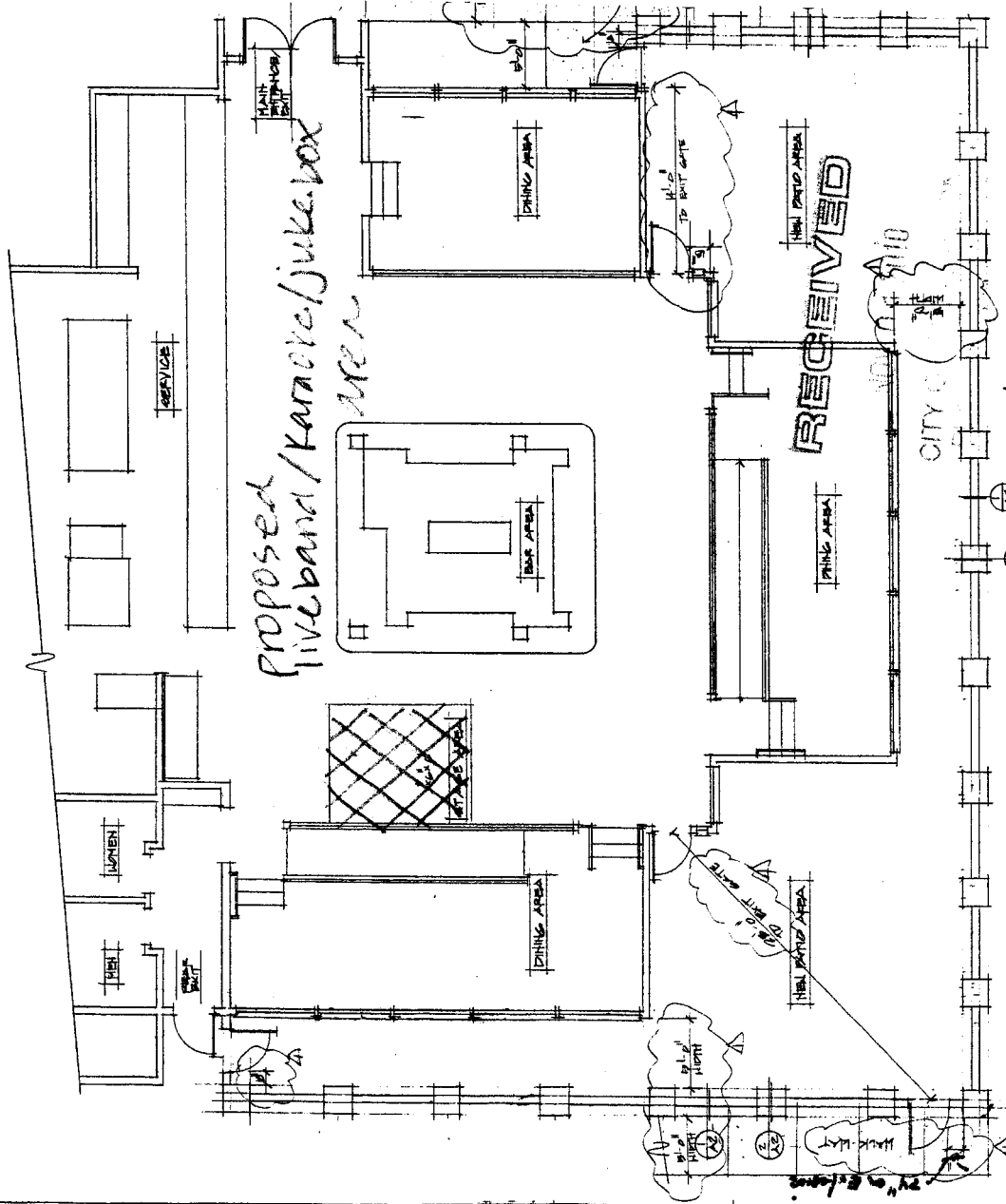
PCUP - 286

EXHIBIT B

Staff Notes:

This activity schedule
supersedes the schedule
included in the written
narrative, dated "Received
Sept. 24, 2010".

EXISTING FLOOR PLAN



FCP-286
EXHIBIT B