



Exhibit B
Draft Conditions of Approval
PCUP-170 / 260 Main Street
Tutoring Club of Pleasanton

1. The location and operation of the proposed use shall conform substantially to Exhibit “A” (the site plan, floor plans, and written narrative), dated “Received, July 10, 2006”, on file with the Planning Department, except as modified by the following conditions. Minor alterations may be approved by the Planning Director if found to be in substantial conformance with this approval.
2. The operation of the after-school tutorial sessions shall generally adhere to the following schedule:

Monday through Thursday:	3:30 p.m. to 7:30 p.m.
Saturday:	9:00 a.m. to 1:00 p.m.

The maximum number of students allowed during each of the four sessions shall be 12. An increase in student enrollment may be subject to review and approval by the Planning Director.

3. If additional hours and activities beyond what was stated in the applicant’s statement of operation, dated “Received July 10, 2006”, on file in the Planning Department, are desired, prior City review and approval is required. Such modification may be approved by the Planning Director if found to be in substantial conformance with his approval. The Planning Director may also refer the matter to the Planning Commission if the proposed changes would be significant.
4. If operation of this use results in conflicts pertaining to parking, interior noise, traffic/circulation, or other factors, at the discretion of the Planning Director, this conditional use permit may be submitted to the 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, prohibiting amplified music, or other measures deemed necessary by the Planning Commission.
5. This approval does not include approval of any signage for the after-school tutorial center. If signs on the building are desired, the applicant shall submit a sign proposal to the City for review and approval prior to sign installation under a separate application.

6. Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Marshall 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.
7. New glass around doors shall be tempered and may require a building permit.
8. The applicant shall pay any and all fees to which the proposed application may be subject 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.
9. If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit to relocate into the building or tenant suite prior to occupying the building or tenant suite.
10. No changes to the exterior of the building shall be made without prior approval from the Planning Department.
11. This conditional use permit approval will lapse one (1) year from the effective date of approval unless the tutoring school receives a business license.

{end}