

Planning Commission Staff Report

April 10, 2013
Item 5.c.

SUBJECT: P13-0057

APPLICANT: Gymboree Play and Music

PROPERTY OWNER: Oak Hills Shopping Center

PURPOSE: Application for a Conditional Use Permit to relocate the existing Gymboree in the Oak Hills Shopping Center to a new 2,500 square foot tenant space within the same shopping center.

GENERAL PLAN: Commercial

ZONING: C-N (Neighborhood Commercial) District

LOCATION: 5480 Sunol Boulevard, Suite 2

EXHIBITS:

- A. Draft Conditions of Approval
- B. Written Narrative and Activities Schedule, Site Plan, and Floor Plan
- C. Location and Notification Map

BACKGROUND

Gymboree Play and Music is requesting approval of a Conditional Use Permit to allow Gymboree to move to a new tenant suite within the Oak Hills Shopping Center. The Planning Commission adopted Resolution PC-2001-37 on July 11, 2001 approving a Conditional Use Permit request to allow Gymboree to operate in the Oak Hills Shopping Center at 5460 Sunol Boulevard Suite 9 (PCUP-34). Prior to that, Gymboree was located in the Stoneridge Shopping Mall. Gymboree is requesting approval to move to a different tenant suite within the shopping center in order to reduce the size of their tenant space.

Although the Pleasanton Municipal Code does not specifically address a commercial use like Gymboree, the City (during its review of PCUP-34) determined that the proposed use has similar attributes to childcare and music and dance instruction which are conditionally permitted uses in the C-N District.

SITE DESCRIPTION

The Oak Hills Shipping Center is located on the east side of Sunol Boulevard between Mission Drive and Junipero Street. Businesses within this center include Raley's grocery store, Bank of the West, real estate and travel offices, personal services, medical office and several restaurants. The following map shows the location of the existing and proposed tenant suites for Gymboree and the surrounding area.

Figure 1: Project Site and Surrounding Area



PROJECT DESCRIPTION

Gymboree is requesting approval to allow the business to move from their existing, 2,800 square-foot, space to a new 2,500 square-foot space. A floor plan and pictures of their existing space (which is similar to how the new space will be set up) is included in Exhibit B.

Gymboree offers classes in Play, Music, Art, Sports and Schools Skills. Birthday parties will be held on Saturday and Sunday, in the afternoon. There is a 15 minute break between classes to reduce parking impacts on the center.

Gymboree operates Tuesday through Sunday, 9:00 am to 6:30 pm. The maximum number of children on site at one time is 20. No more than three instructors will be on-site at one time.

Most classes require parent participation. Parent participation is not required for the School Skills, Art 3, Sports 2 and Music 3 classes. Parents who drop off their children are required to bring the child into the space, sign the child in and stay for "circle time."

When picking the child up, the parent is required to come in to the space and sign out their child.

ANALYSIS

Conditional uses are those uses, which, by their nature require special consideration so that they may be located properly with respect to the objectives of the Municipal Code and with respect to their effects on surrounding uses and properties. In order to achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for use permits.

Land Use

The Oak Hills Shopping Center contains a variety of retail stores, offices, restaurants and personal services. Gymboree classes involve up to 20 children and their parents. Gymboree has been operating within the center since 2001 and staff is not aware of any conflicts between this operator and other tenants in the Center.

The proposed use does include music and play activities. Staff has included Condition of Approval No. 3, which requires sound attenuation on each side of the tenant space. This condition was also imposed for the previous Gymboree space. In order to minimize impacts on the surrounding area, staff has included a Condition of Approval which requires Gymboree to keep the doors closed during the hours of operation. Staff believes that with the inclusion of these conditions, that Gymboree will not create any noise impacts on the surrounding area.

Parking

Based on a maximum parking requirement of one parking space per employee and one parking space per parent/child, a total of 23 parking spaces are required. This parking requirement is the same requirement for the existing Gymboree.

There is a total of 670 parking spaces available for use on the site. The overall parking ratio is one space per 178 sq.ft. of gross building floor area. Section 18.88.030.B requires uses in the C-N Zoning District to provide one parking space for every 180 square feet of gross floor area. The proposed Gymboree is located in the C-N Zoning District and therefore, the existing available parking spaces are adequate to support the use. Additionally, staff has observed the parking lot at several times during the day and evening and there is adequate parking spaces to support the existing uses, which includes a Gymboree.

Signage

No signage is proposed for Gymboree. If the applicant wishes to add signage, the proposed signage would be required to adhere to the Oak Hills Shopping Center sign guidelines and the Municipal Code.

FINDINGS

The Planning Commission must make the following findings prior to granting the use permit:

A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinances and the purpose of the district in which the site is located.

Objectives of the zoning ordinance include: fostering a harmonious, convenient, workable relationship among land uses; protecting existing land use from inharmonious influences and harmful intrusions; and insuring that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. As conditioned, staff feels the proposed Gymboree would be consistent with these objectives. Gymboree currently operates within the same shopping center and no conflicts with existing tenants have been observed.

The subject business is proposed in the Oak Hills Shopping Center which is zoned Neighborhood Commercial (C-N) District. One purpose of the Neighborhood Commercial District is to provide locations to offer services to the residents of Pleasanton. The proposed Gymboree provides services and activities that engage children and parents. Therefore, staff believes that the proposed Gymboree is consistent with the purpose of the zoning district in which it would be located.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

As proposed, Gymboree will not create an excessive demand for parking beyond what currently exists on the site. The proposed use will be conducted entirely within the building.

C. That the proposed conditional use will comply with each of the applicable provisions of the Municipal Code which apply to Conditional Uses.

Staff finds that, as conditioned, the proposed use will comply with all provisions and requirements of the City's zoning ordinance and the C-N District. As with

any Conditional Use Permit, the use permit may be reviewed and potentially modified if the conditions are not met. Therefore, the proposed use will comply with the provisions of the Zoning Ordinance. Staff believes this finding can be made with the proposed conditions of approval.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners within 1,000-feet of the site and tenants in the Oak Hills Shopping Center. No comments have been received regarding this conditional use permit request.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, Class 1. Therefore, no environmental document accompanies this report.

CONCLUSION

Staff believes that the required use permit findings for the project can be met if the project is approved as conditioned. Conditions of approval have been included which will ensure that the safety and general welfare of the surrounding area is maintained. Staff is of the opinion that the proposed Gymboree would provide a service to the community and that the proposed location is appropriate.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve P13-0057 by taking the following actions:

1. Make the Conditional Use Permit findings as listed in the staff report; and
2. Approve Case P13-0057 subject to the draft Conditions of Approval listed in Exhibit A.

Staff Planner: Erica Fraser, 925.931.5621, efraser@cityofpleasantonca.gov

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P13-0057, Gymboree
5480 Sunol Boulevard Suite 2
April 10, 2013**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The exterior doors of the business shall remain closed, but unlocked, when not being used for ingress/egress purposes.
2. The operator shall maintain a 15 minute interval between classes.
3. A detail shall be included in the Building Permit Plans which shows that the Applicant will install a second layer of sheetrock on the interior demising walls which separate the business from the adjacent businesses.
4. Prior to an individual working and/or providing services at the facility, said persons shall complete and pass a criminal background check. The applicant shall submit a letter to the Planning Division stating that all persons at the facility have satisfied this condition.
5. Prior to an individual working and/or providing services at the facility, the applicant shall require said persons to undergo and pass first-aid and CPR training. The applicant shall ensure that these certifications are current at all times. The applicant shall submit a letter to the Planning Division stating that all persons at the facility have satisfied this condition.
6. 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.
7. Parents, volunteers and employees shall park in designated parking stalls when dropping off or picking up children. No double parking or parking in non-designated stalls shall be permitted.

STANDARD CONDITIONS

Community Development Department

8. 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.

9. To the extent permitted by law, the project applicant shall defend (with counsel reasonably 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

10. The proposed use shall be in substantial conformance to Exhibit B, dated "Received March 15, 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.
11. 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.
12. This Conditional Use Permit approval will lapse one year from the effective date of approval unless a building permit is issued and construction has commenced or an extension has been approved by the City.
13. Gymboree 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 Gymboree. If signs are desired, Gymboree 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. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.

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.

17. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
18. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
19. 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}

Conditional Use Permit

For



www.gymboreeclasses.com

5480 – Sunol Blvd., Suite 2, Pleasanton, CA 94566.

P13-0057

Exhibit B

Received March 15, 2013

The City of Pleasanton

Community Development Department Planning Division
200 Old Bernal Road, Pleasanton, CA 94566

Yatati Inc. DBA Gymboree Play & Music of Pleasanton

5460 Sunol Blvd., Suite 9, Pleasanton, CA 94566

February 13, 2013.

Dear Committee Members:

We want to apply for Conditional Use Permit since we are intending to relocate from our current location. Gymboree Play & Music is currently located at Oakhills Plaza in Suite 9. We want to move to Suite 2 of the same Oakhills Plaza.

The current location is 2800 sf versus the 2500 sf of proposed new location. Since the new Gymboree Corporation requirement is only 2200 sf, downsizing will save significantly on rent and operating cost.

With the new location we will be updating our play floor, equipment, registration desk and storage cabinets. We will not be making any structural changes to the new location. We will be adding a wall internally to create a storage room and will be modifying existing internal walls to extend them all the way to the ceiling.

We have been at Oakhills Plaza for over 10 years. We are a family oriented business and we inter support our business with other businesses in the plaza. We have not made any significant changes to our classes and business model. So we don't foresee any negative impact to the plaza, to the surrounding neighborhood or to the parking at the plaza.

Please refer to all the detailed explanations attached. We have attached:

- Company overview
- Explanation of all our classes
- Hours of operation
- Parking requirement
- Floor plans and pictures of both suites

It is my humble request to process the conditional use permit. Please feel free to contact me at 408.425.0360 if you need any additional information. Thank you for your time.

Sincerely,

Jigna Vyas
Owner – Gymboree Play & Music of Pleasanton

Overview of the Company

We're the Global Leader in Classes for Kids

Gymboree Play & Music has been fostering creativity and confidence in children ages 0-5 for over 30 years. Today there are over 550 locations in 30 countries, making us the global leader in early childhood development programs. Designed by experts, our age-appropriate activities help develop the cognitive, physical and social skills of children as they play. Our programs are also recognized for their unique approach to parent involvement—which encourages participation in and understanding of each child's development.

We Are The Experts in Early Childhood Development

Our class curriculum is developed by our program directors in collaboration with the national child development expert Zero to Three®, to ensure our programs provide the best support and early enrichment education to children and their parents.

Our Locations Are Safe Places to Play and Learn

We provide an environment where children are free to move, play and explore safely. Our proprietary equipment was designed by Jay Beckwith, a nationally respected playground designer with more than 30 years of experience, who created every structure with the needs of children in mind. Our play environments are designed to deliver the high-quality standard parents expect for their children.

Our History

Gymboree began in 1976 when Joan Barnes, a mother from Marin County, California, tried to find a safe, fun place featuring age-appropriate activities for parents and young children to play together. Unable to do so, she did what any enterprising person would; she started her own program! We've been proudly inspiring parents and children ever since.

Gymboree Play & Music Pleasanton

Gymboree Play & Music opened Pleasanton site in 2001. We have been at the Oak Hills Shopping Plaza on Sunol Blvd. since 2002. We currently have 240+ members at our site.

- **Gymboree Classes**

We offer "age appropriate" classes for children 0-5 years in age. We offer classes in Play, Music, Art, Sports and School Skills. Please visit www.gymboreeeklasses.com for extra information and description of all our classes.

1. **Play & Learn Classes:** 0 -3 years. Parent participation is required for all our Play & Learn classes. Play & Learn classes are 45 minutes long with 15 minutes of break in between classes. The Play & Learn classes are divided in to 7 categories.

Level 1: 0 – 6 mos.

Maximum number of children – 10

Level 2: 6 – 10 mos.

Maximum number of children – 20

Level 3: 10 – 16 mos.

Maximum number of children – 20

Level 4: 16 – 22 mos.

Maximum number of children – 20

Level 5: 22 – 28 mos.

Maximum number of children – 20

Level 6: 28 – 36 mos.

Maximum number of children – 20

Family Gym: 0 – 36 mos.

Maximum number of children - 20

2. **Music Classes:** 6 mos – 5 years. Parent participation is required for all our Music classes with the exception of Music 3. Children 3 years and up can be dropped off for Music 3 class. Music classes are 45 minutes long with 15 minutes of break in between classes. Music classes are divided in to 4 categories.

Music 1: 6 – 16 mos.

Maximum number of children – 10

Music 2: 16 – 28 mos.

Maximum number of children – 10

Music 3: 28 mos – 5 years (parent participation is optional).

Maximum number of children – 10

Family music: 6 mos – 5 years.

Maximum number of children - 10

3. **Art classes:** 18 mos – 5 years. Parent participation is required for all our Art classes with the exception of Art 3. Children 3 years and up can be dropped off for Art 3 class. Art classes are 1 hour long with 15 minutes of break in between classes. Art classes are divided in to 4 categories.

Art 1: 18 mos – 24 mos.

Maximum number of children – 10

Art 2: 24 – 36 mos.

Maximum number of children – 10

Art 3: 3 – 5 years (without parent participation)

Maximum number of children – 10

Student to teacher ratio – 5:1

Family Art: 18 mos – 5 years.

Maximum number of children – 10

4. **Sports classes:** 3 – 5 years. Sports classes are 1 hour long with 15 minutes of break in between classes. Sports classes are divided in to 2 categories.

Sports 1: 3 - 5 years (with parent participation)

Maximum number of children – 10

Sports 2: 3 - 5 years (without parent participation)

Maximum number of children – 10

Student to teacher ratio – 5:1

5. **School Skills:** 3 - 5 years. School skill classes are 2 hours long with 15 minutes of break in between classes. All school skill classes are drop off classes.

Maximum number of children - 10

Student to teacher ratio – 5:1

6. **Play Gym:** 0 – 5 years. Play gym is an open play time for all Gymboree Play and Music members. Parents can bring their enrolled children for free play to the facility. Parent participation is a must. Play gym is offered 3/4 times a week for 1.5 – 2 hours. Please refer to the attached schedule for specific days and times. Maximum number of 20 children allowed at a time.

7. **Birthday Party:** Private birthday parties are held on Saturday and Sunday afternoons only. Our parties are 1.5 – 2.5 hours long. A maximum of 20 children from the age of 0 -5 years are allowed.

- **Drop off classes (3 – 5 years)**

1. **School Skills:**

Build the key social, emotional and intellectual skills needed for school and life with specially designed school skills classes for preschool children ages 3-5. Activities help develop confidence, curiosity, communication, perseverance and cooperation, giving your child a solid foundation for future learning environments.

Encourage curiosity and build self-confidence in your preschooler through art, science exploration, play and more. Teachers also read children's books that explore and nurture key social and emotional skills, engage in activities that require cooperation and self-awareness, and encourage communication with peers.

This school skills class includes both independent and group learning activities to promote the important personal and social skills your preschool child will need for a successful transition into school.

2. **Sports II:**

Encourage healthy habits and a positive attitude toward physical exercise through fun and physical sports play. Activities are designed to get toddlers and preschoolers engaged in non-competitive interactive games and sports which emphasize flexibility, confidence and emotional well-being to build strong bodies and minds.

Children will get some physical exercise and learn about team-building through fitness-inspired activities. Activities focus on developing the skills involved in soccer, basketball, baseball, volleyball, hockey, racquet sports, track and field, and golf.

3. **Art III:**

Inspire your child's imagination and self-expression with a world of hands-on art activities. Through painting, sculpture, drawing, collage, dramatic play and more, our art classes encourage confidence and support artistic potential. Children will gain confidence in self-expression and artistic exploration through a hands-on, multimedia experience.

- **Drop off and pick up procedure**

Parents are allowed to enroll for our drop off program for children 3+ and only if they are potty trained. At the time of enrollment, they are required to fill out our information release form. Parents are required to provide their contact information, medical information, doctor's information and who is authorized to pick up the children on the release form.

At drop off they must sign it at the front desk, provide their cell phone number and drop off the children with the respective teacher. They are required to stay for 5 minutes for circle time at the beginning of the class.

Parents must arrive 10 minutes before pickup time to discuss about what was done in the class that day. They must pick them up from the respective teacher and sign out. They must also collect all the artwork from the teacher before leaving.

- At the Pleasanton location 95% of enrollment is in our parent participation classes.
- Drop in for age appropriate classes are allowed only after becoming a member and if there is a spot available in the class.
- We run at the most 2 classes in parallel. At a given time we will have a maximum number of 30 children at the facility.
- All classes have Gymboree Play & Music Corporate approved music playing in the background and it is played at normal audible level.

• Pricing

New Member Initiation fee:	\$50
Play & Learn classes:	\$79 per month
Music:	\$79 per month
Sports:	\$79 per month
Art classes:	\$89 per month
School Skills classes:	\$149 per month
Plus membership upgrade:	\$40 per month

- Price includes 1 class per week and an opportunity to come to all Play gym times during the week. Membership can be upgraded to Plus membership if customers want to come to all age appropriate class in one program.

• Merchandise

We sell a variety of Gymboree Play & Music Corporation approved toys, bubbles, instruments and CDs.

• Hours of Operation

We are open 6 days a week anywhere from 9:00 AM – 6:30 PM Tuesday through Sunday. We are closed on Monday. Please refer to the attached schedule of exact timings. Based on enrollment in each class, schedule is reviewed every quarter to add or cancel classes accordingly. Therefore hours of operation are subject to change.

- As per our current schedule (January – March 2013) following are our hours of operation:

Sunday: 10:00 am – 2:30 pm.
Monday: closed
Tuesday: 9:00 am – 12:00 pm.
Wednesday: 9:00 am – 2:00 pm & 3:30 – 5:00 pm.
Thursday: 9:00 am – 12:00 pm & 4:30 – 6:30 pm.
Friday: 9:00 am – 2:00 pm.
Saturday: 9:00 am – 2:00 pm.

• Number of Employees

Currently we have 5 part time teachers / sales associates and 1 part time associate manager. Most of our teachers are trained in teaching all the programs that are offered at Gymboree. During our class times we have 1 teacher for teaching classes and 1 sales associate at the desk. Depending on the schedule we might have minimum of 1 teacher and maximum of 3 teachers at the location.

• Allotted Parking Space

As per Gymboree Corporation requirement, we are allowed to enroll maximum of 20 children for play classes, birthday parties and Open Play Gym. Therefore majority of the time we will only need 20 parking spaces. The maximum length of these classes is 60 minutes.

We run Level 1 Play, Music, Art, Sports and School Skills classes in tandem with other play classes. These classes can take enrollment of maximum 10 children. Therefore during the days we offer these classes, we might potentially need extra 10 parking spaces.

Since 2009, we have had maximum of 3 classes/day in tandem with play classes. Also, the tandem classes are only offered 2 or 3 days a week. The tandem classes mostly take place in the morning hours of 9:00 am – 12:00 pm. So the potential impact of these tandem classes on parking spaces would be minimal.

For the drop off classes, the parents will come in to drop off the children and pick them up during the end of the classes, so again the impact on parking space would be minimal.

• Floor Plan

We are interested in relocating from our current location of 5460 Sunol Blvd., Suite 9, Pleasanton, CA 94566 to 5480 Sunol Blvd., Suite 2, Pleasanton, CA 94566 in Oakhills Shopping Center. Available square footage is approximately 2500 SF.

Tentative Floor Plan: The available space will be divided in 5 main spaces.

1. Entrance & Lobby – A lobby area would be created at the main entrance door. The lobby area will have cubbies for storing diaper bags, purse and other personal belongings. Stroller can be parked in the lobby area as well. The lobby will have a check in desk and a slat wall on the for merchandise display.
2. Main Play Floor – The main play floor will be divided from the lobby area with a 4 feet half wall. The main play floor will have kids size wooden and foam equipment and pieces for class use. The main play floor will have a teacher's cabinet that will house the music system and provide storage for props need for classes. There will be extra cabinets on the play floor for extra storage.
3. Secondary room – An 18' X 22' room will be created for the Music, Art and School Skills classes. There will be cabinets to store class room supplies and props.
4. Bathroom – The premises will have one bathroom accessible through the secondary room.
5. Storage – The storage room will be used for storing extra wooden and foam equipment, class material, stationary, staff communication boxes and merchandise.

• Attachments

1. Site Schedule
2. Figure 1: Pictures of current site (Oakhills Shopping Center, Suite # 9)
Main entrance, lobby, slat wall for merchandise,
Check in desk, main play floor,
Wooden & foam play equipment.
3. Figure 2: Pictures of current site (Oakhills Shopping Center, Suite # 9)
Teacher's cabinet, Secondary Room
Bathroom, Storage
4. Figure 3: Existing floor plan of relocation site (Oakhills Shopping Center, Suite # 2)
5. Figure 4: Interior pictures of the relocation site (Oakhills Shopping Center, Suite # 2)
6. Figure 5: Corporate approved floor plan of the relocation site (Oakhills Shopping Center, Suite # 2)

7. Site plan of the current location and the proposed location provided by the land lord.

Site Schedule

Gymboree Play & Music PLEASANTON Oakhills Shopping Center 5460 Sunol Blvd., # 9, Pleasanton 925.249.0006 plsca@gymboreeclases.com	Winter 2013 Schedule Effective March 1, 2013
--	--

Class Fees

- Play & Learn class \$79 per month
- Music class \$79 per month
- Art class \$89 per month
- School Skills \$149 per month
- PLUS membership \$119 per month (PL 1-6)
- New Member Fee \$50 (one-time, lifetime)

Class Discounts

- \$20 off/mo. for any 2nd class or sibling enrollment.

Free Open Gym

- All memberships include unlimited Open Gyms!

Things to Know

- All adults must wear socks while on the playfloor—no shoes are allowed. Please remember to bring a pair with you.
- Please bring only healthy children to class. We have a liberal make-up policy so you won't miss out on any of the fun!
- Stay within a hug's reach of your child at all times.
- Food and drink are not allowed on the playfloor.
- For safety reasons and so you and your child can fully enjoy this special time together, siblings should not be brought to class. Ask about our Family Classes!

Fabulous Birthday Parties!

Choose your child's favorite theme and we'll create a private, personalized party experience filled with kid friendly activities guaranteed to be 100% fun with zero clean up! Parties start at \$270 for 90 minutes of fun for up to 20 children. Includes invitations, setup and cleanup. Additional party options and themes are available. Book your special party today!

Share Your Thoughts

Visit tellymbo.com, and share your experience with us.

Try a class for **free!** **Plus** save **\$20** off months 1, 2 and 3!

*Offer expires 3/31/2013. Offer valid for new and returning families at your local participating Play & Music locations only. Offer is not valid for currently enrolled customers or customers who have been enrolled during the past ninety (90) days. Offer valid for first three (3) months of enrollment. \$29 off each month. You may enroll at any participating Gymboree Play & Music location or online at gymboreeclases.com. Enter the promotion code below to enroll online and take advantage of this offer. Start classes anytime, space permitting in class. Offer is not redeemable for cash or credit. Gymboree Play & Music may change or cancel this promotion at any time in Gymboree Play & Music's sole discretion. Cannot be combined with any other offer. Void where prohibited by law. Rules Code: PL130000

GYMBOREE PLAY & LEARN <small>(0 - 5 years)</small>	Nurture confidence, curiosity and physical skills.		
	CODE	DAY	TIME
Gymboree Play & Learn 1 <i>0 - 6 mos.</i>	L1W12	Wed	12:15pm
Gymboree Play & Learn 2 <i>6 - 10 mos.</i>	L2W12 L2Sa1	Wed Sat	12:15pm 1:15pm
Gymboree Play & Learn 3 <i>10 - 16 mos.</i>	L3Su10 L3W1 L3Th11 L3Sa9	Sun Wed Thu Sat	10:15am 1:15pm 11:15am 9:15am
Gymboree Play & Learn 4 <i>16 - 22 mos.</i>	L4Su11 L4Tu9 L4W10 L4Th10 L4F11 L4Sa10	Sun Tue Wed Thu Fri Sat	11:15am 9:15am 10:15am 10:15am 11:15am 10:15am
Gymboree Play & Learn 5 <i>22 - 28 mos.</i>	L5Su12 L5Tu11 L5W11 L5Th9 L5F10 L5Sa11	Sun Tue Wed Thu Fri Sat	12:15pm 11:15am 11:15am 9:15am 10:15am 11:15am
Gymboree Play & Learn 6 <i>28 - 36 mos.</i>	L6W9 L6Sa12	Wed Sat	9:15am 12:15pm
School Skills*† <i>3 - 5 years</i>	SSF9	Fri	9:00am*†
Family Gymboree Play & Learn <i>Mobile - 5 years</i>	FGTu10	Tue	10:15am

ART <small>(18 months - 5 years)</small>	Inspire creativity in visual and interactive arts.		
	CODE	DAY	TIME
Art I <i>18 - 24 months</i>	n/a	n/a	n/a
Art II <i>24 - 36 months</i>	n/a	n/a	n/a
Art III† <i>3 - 5 years</i>	A3F11	Fri	11:00am
Family Art <i>18 months - 5 years</i>	FASa9	Sat	9:15am

MUSIC <small>(6 months - 5 years)</small>	Explore music through play, activity and song.		
	CODE	DAY	TIME
Music I <i>6 - 16 months</i>	M1W1	Wed	1:15pm
Music II <i>16 - 28 months</i>	M2W10	Wed	10:15am
Music III <i>28 - 60 months</i>	M3W11	Wed	11:15am
Family Music <i>6 months - 5 years</i>	FMSa10	Sat	10:15am

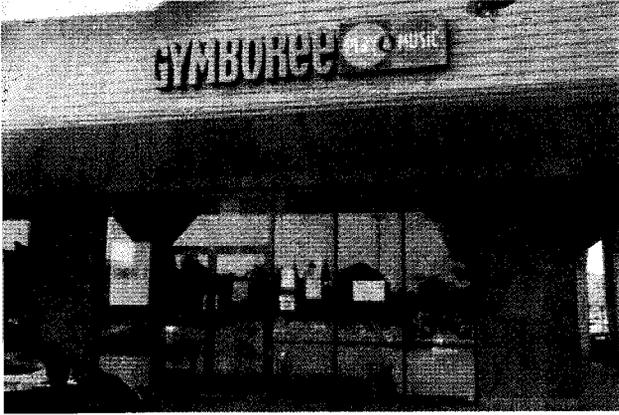
SPORTS <small>(3 - 5 years)</small>	Sample and Learn the basics to 8 different sports.		
	CODE	DAY	TIME
Sports I <i>3 - 5 years (parent participation)</i>	n/a	n/a	n/a
Sports II*† <i>3 - 5 years (drop off)</i>	n/a	n/a	n/a

OPEN GYM <small>(Mobile - 5 years)</small>	Open times for you and your little one to freely explore.		
	DAY	TIME	
Open Gym <i>Mobile - 5 years</i>	Sun	1:00 - 2:30pm	
	Wed	3:30 - 5:00pm	
	Thu	4:30 - 6:30pm	
	Fri	12:00 - 2:00pm	

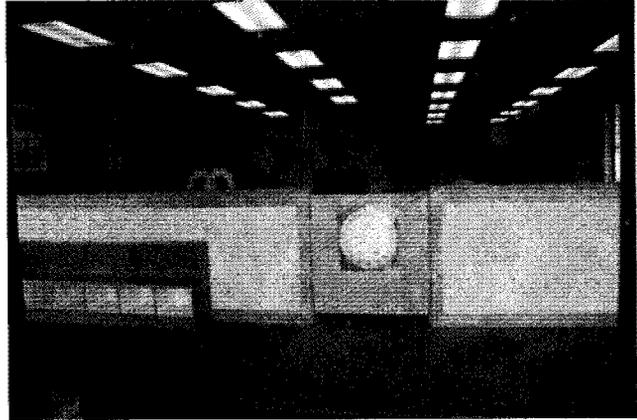
* 60 minute class • † 120 minute class • † Drop-off programming
 Full classes closed to make-ups. • Schedule subject to change. • ©2010 Gym-Mark, Inc.



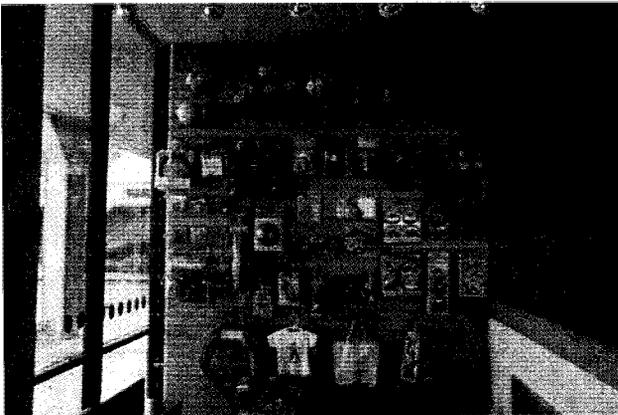
Figure 1: Pictures of current site (suite 9)



Main Entrance



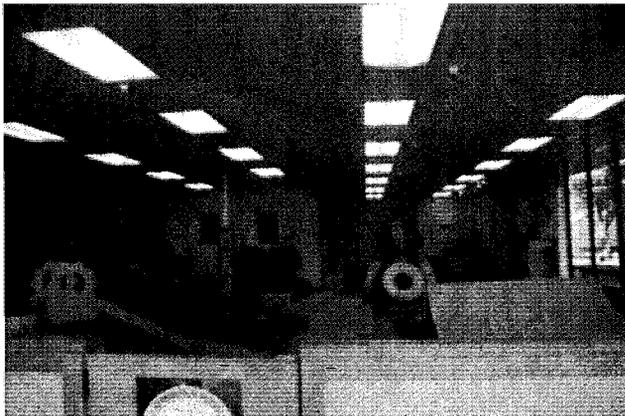
Lobby Area



Slat Wall for Merchandise



Check in Desk



Main Play Floor



Wooden and Foam Play Equipment

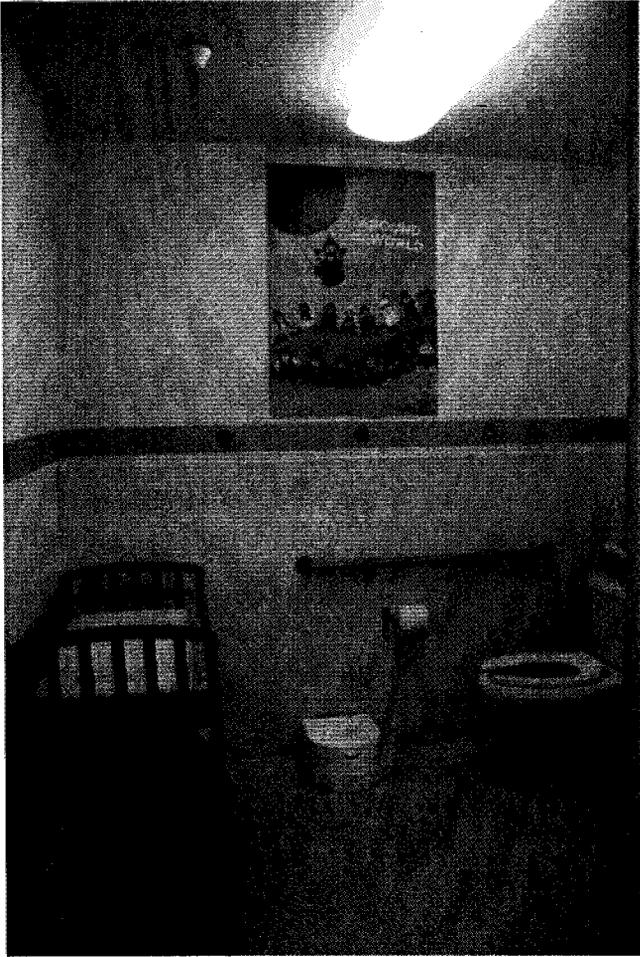
Figure 2: Pictures of current site (suite 9)



Teacher's Cabinet



Secondary Room

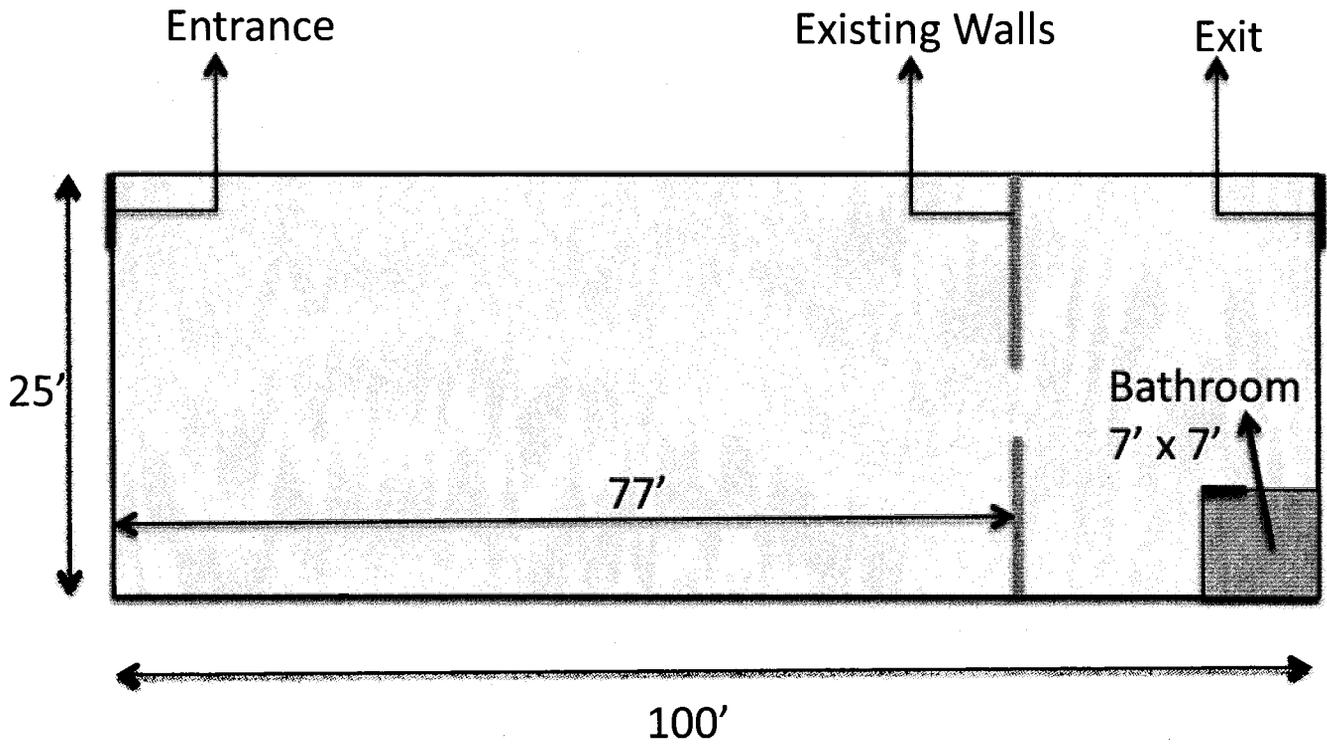


Bathroom



Storage

Figure 3: Existing floor plan of the relocation site (suite 2)



Front View of the Existing Walls

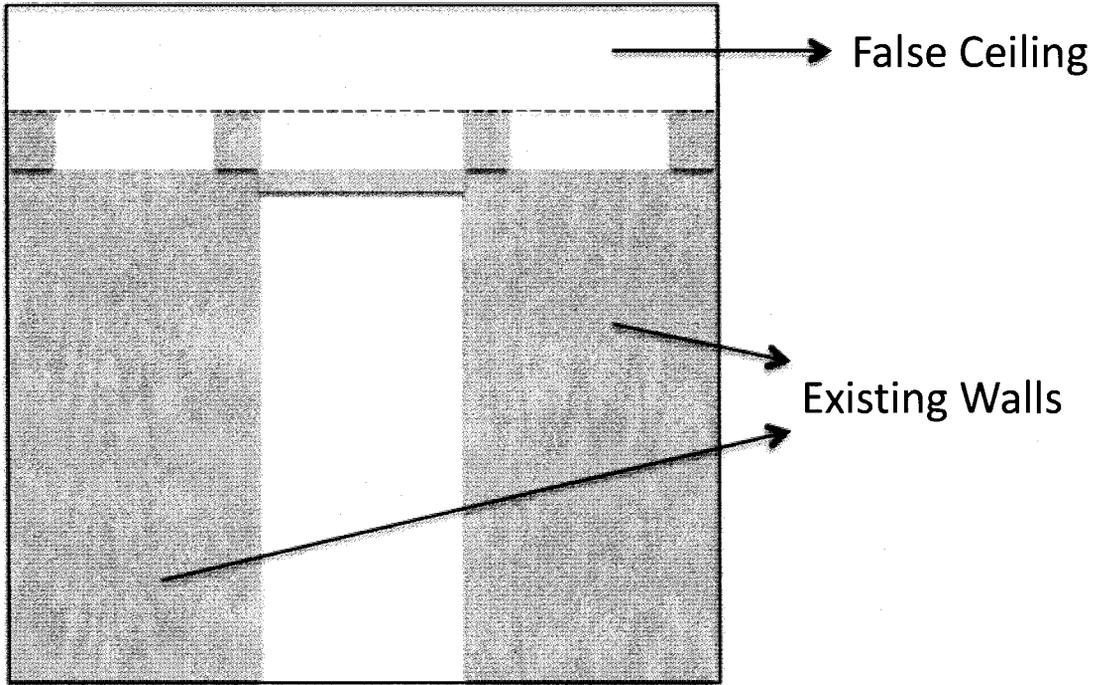


Figure 4: Interior pictures the relocation site (suite 2)

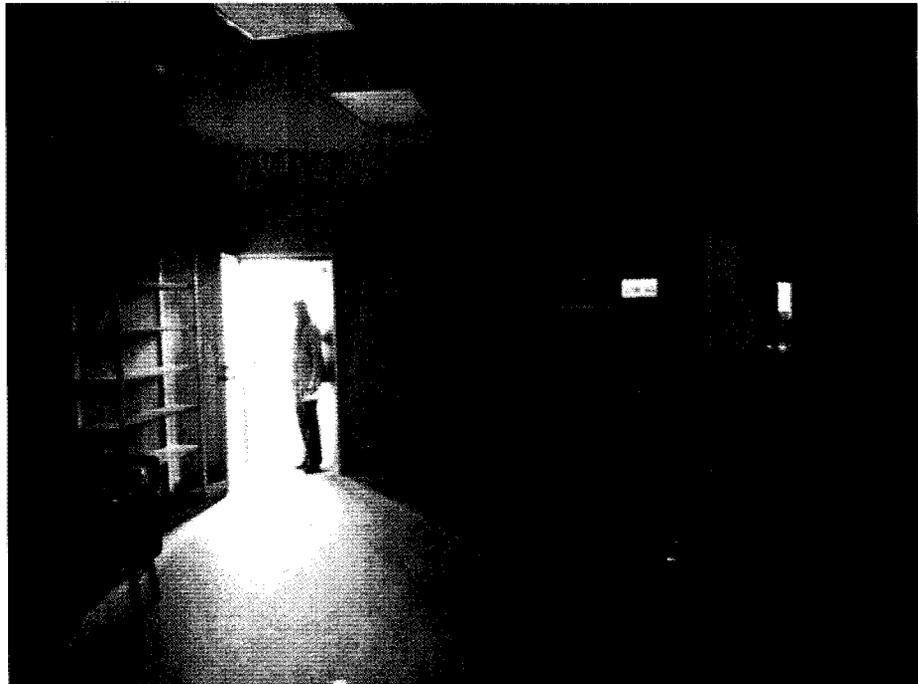


Figure 5: New floor plan for relocation site (suite 2)

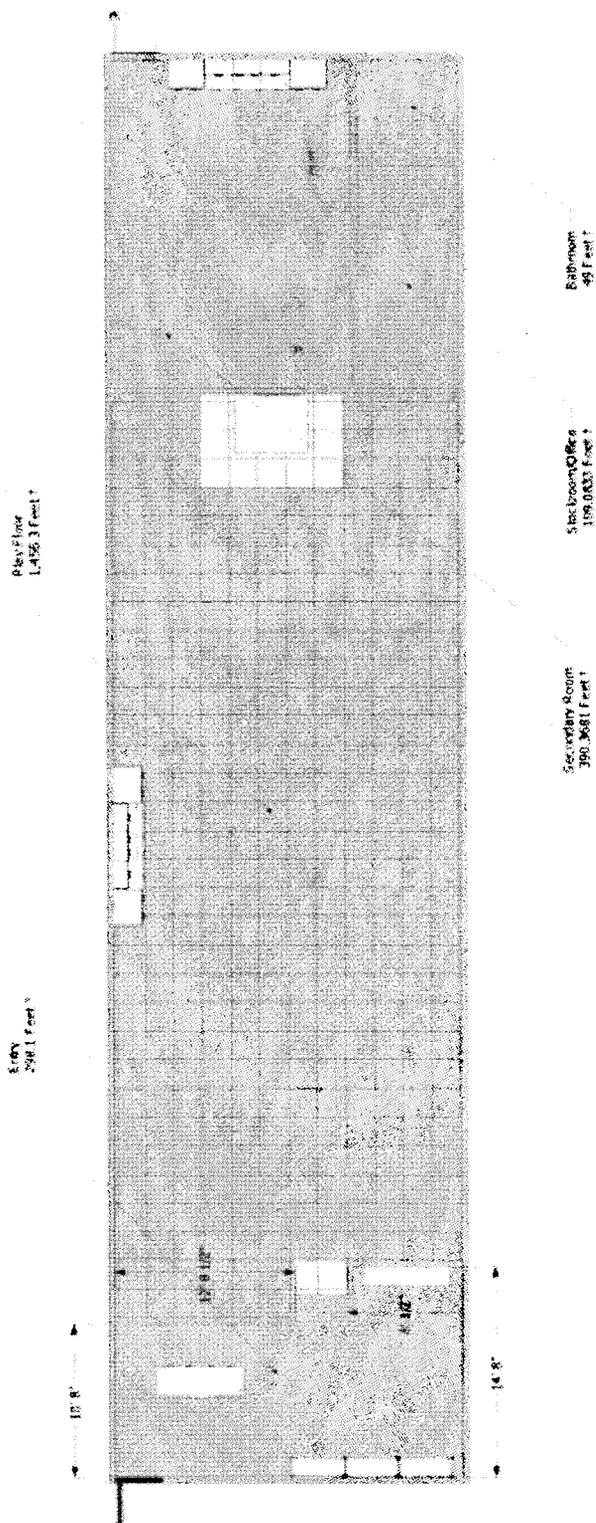
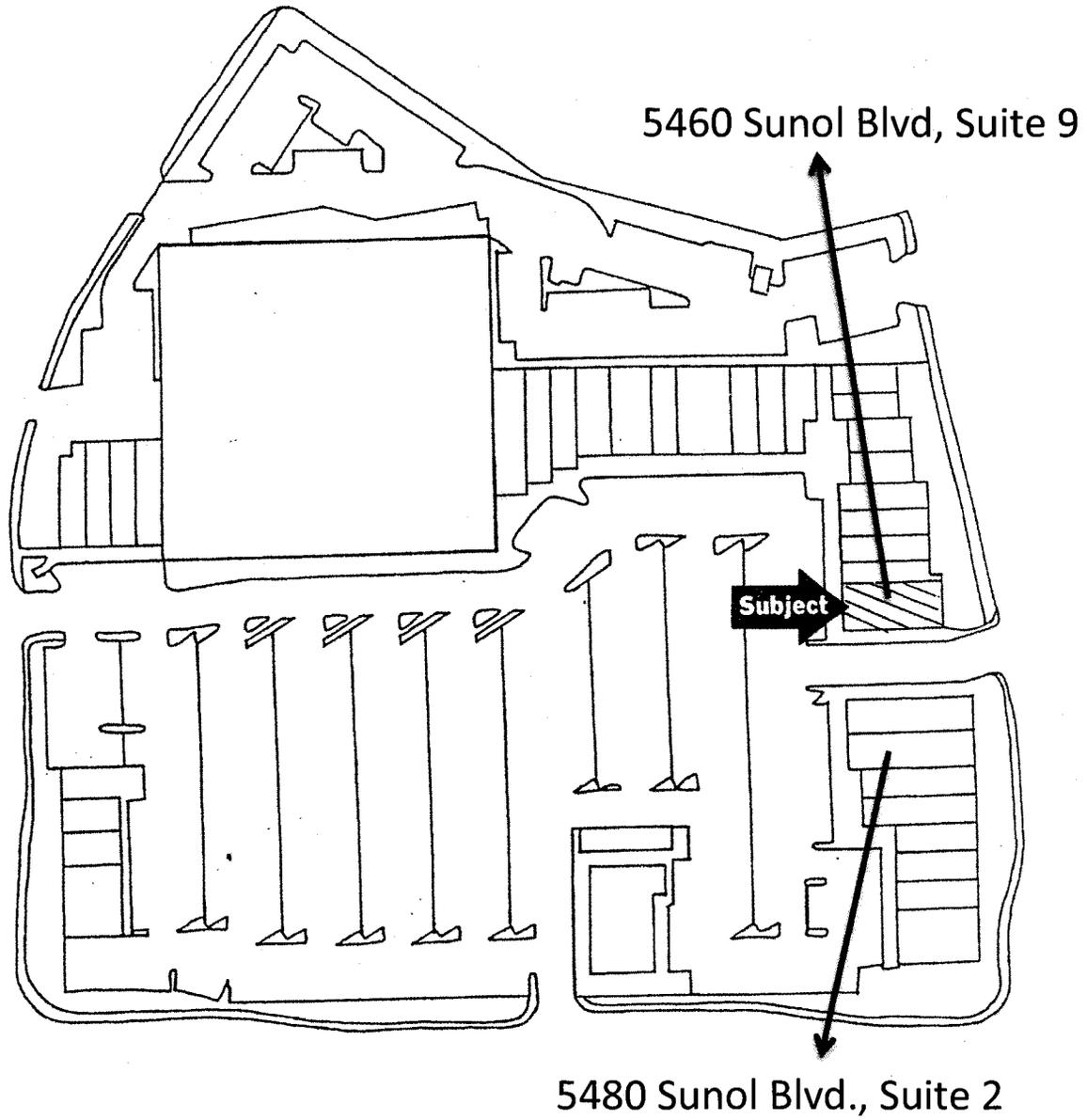


Figure 6: Site plan of the current and proposed locations.

SITE PLAN



OAK HILLS SHOPPING CENTER • Pleasanton, California

13-0057, Gymboree Play & L

City of Pleasanton

GIS

Department

5480 Sunol Blvd #2

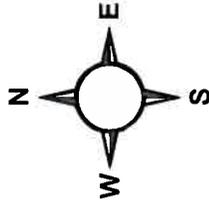
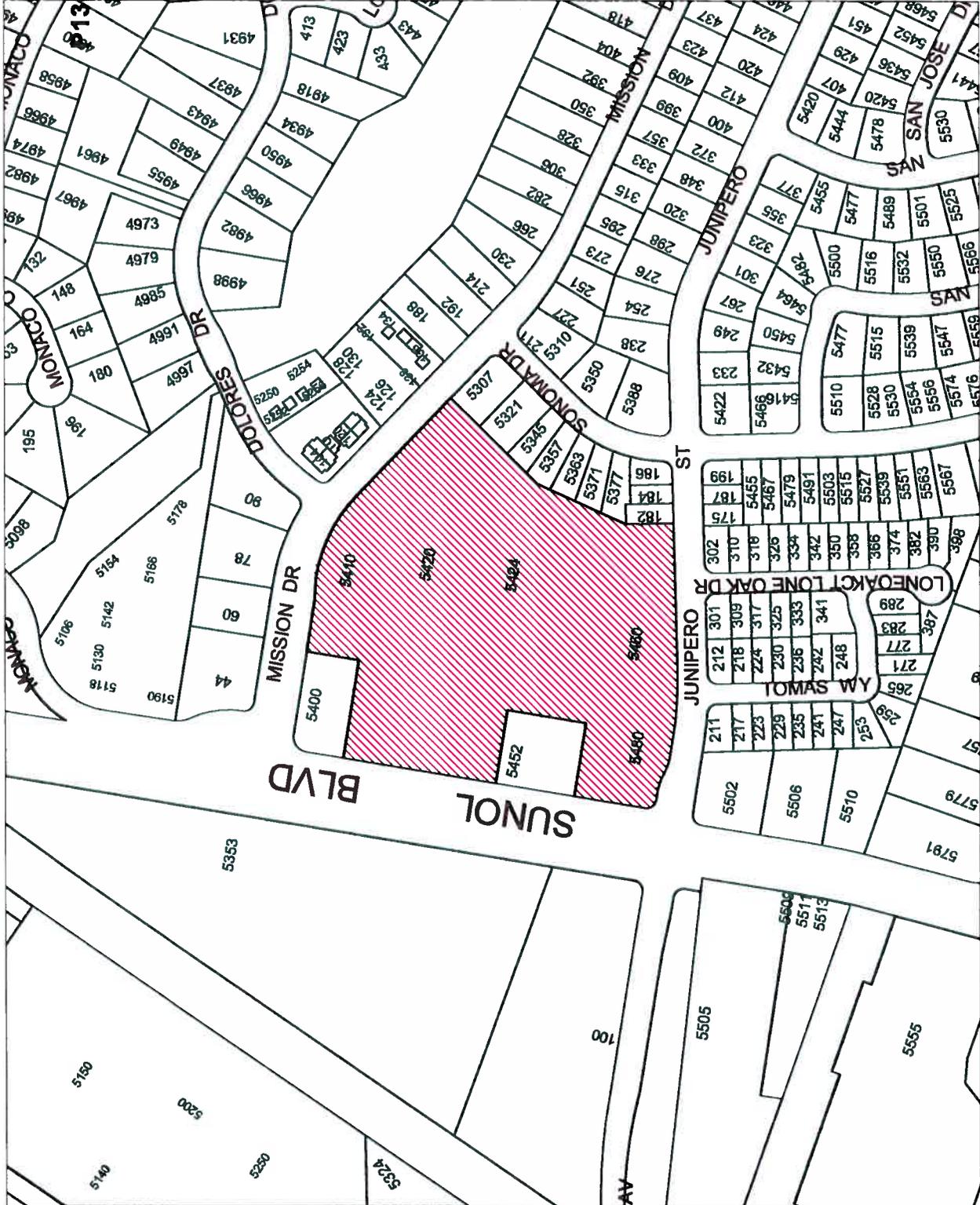


EXHIBIT C

Printed 4/4/2013



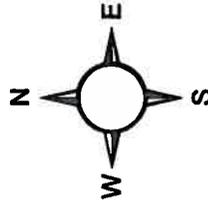
2013-0057, Gymboree Play & I

City of Pleasanton

GIS

Department

5480 Sunol Blvd, #2



Printed 4/4/2013

