

Exhibit A

DRAFT Conditions of Approval Case P14-0833 5627 Gibraltar Drive, Suite 100

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. If additional hours of operation or activities beyond that stated in the applicant's written narrative, site plan and floor plan dated, "Received July 24, 2014," on file in 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.
2. Prior to issuance of a building permit for tenant improvement, the applicant shall provide a copy of the executed Shared Parking Agreement to the Planning Division. The Shared Parking Agreement shall be in place for the duration of Crosspoint Church of Silicon Valley occupying the subject tenant suite. Any revisions to the Shared Parking Agreement are subject to review and approval by the Director of Community Development.
3. The exterior doors of the tenant space shall remain closed when not being used for ingress/egress purposes.
4. All activities associated with Crosspoint Church of Silicon Valley shall comply with Chapter 9.04 of the Pleasanton Municipal Code (Noise Regulations).
5. 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.
6. All activities and gatherings shall be conducted within the building and the exterior doors shall remain closed when not being used for ingress/egress purposes.
7. Representatives of Crosspoint Church of Silicon Valley shall regularly inform the congregation members and the public attending the events/gatherings not to loiter outside of the building.
8. Prior to occupancy, Crosspoint Church of Silicon Valley shall contact Business License Division, at (925) 931-5440, to obtain a City business license.

Livermore-Pleasanton Fire Department

9. Portable fire extinguisher(s) shall be provided and installed in accordance with the 2007 California Fire Code and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.

STANDARD CONDITIONS OF APPROVAL

Community Development Department

10. 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

11. The proposed use shall be in substantial conformance to Exhibit B, dated "Received July 24, 2014," on file with the Planning Division, except as modified by these conditions. Minor changes to the plans or operations may be allowed subject to the approval of the Director of Community Development.
12. 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.
13. This conditional use permit shall lapse and shall become void one year following the date on which the use permit became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the use permit application, or a certificate of occupancy is issued for the structure which was the subject of the use permit application, or the site is occupied if no building permit or certificate of occupancy is required, or the applicant or his or her successor has filed a request for extension with the zoning administrator pursuant to the provisions of Section 18.12.030..
14. This approval does not include approval of any signage for Crosspoint Church of Silicon Valley. All exterior sign(s) shall conform to the Hacienda Design Guidelines and be reviewed and approved by the Hacienda Owners Association prior to submitting to the City for approval and permit.

15. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
16. 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 suite.
17. 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), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.

Building and Safety Division

18. 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. Crosspoint Church of Silicon Valley 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.
19. The building permit plan check materials for the proposed tenant improvements will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of approval, unless Crosspoint Church of Silicon Valley submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design and/or operation is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.

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.

20. Crosspoint Church of Silicon Valley shall comply with the Chapter 9.24 of the Pleasanton Municipal Code (Smoking in Public and Work Places).
21. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits. [end]