



September 23, 2014

Mr. Adam Weinstein  
Planning Manager  
City of Pleasanton  
200 Bernal Avenue  
Pleasanton, CA 94566

Re: **Site Modifications**  
**Genius Kids**  
**Site 37, Hacienda Plaza**

Dear Adam:

This letter is being provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Hacienda, Article III, Section 3.2, Paragraph 3.2.3, Plan Changes and Plans for Changes to Improvements. The Design Review Committee for the Hacienda Owners Association has reviewed the application for several site modifications. This application was submitted by Genius Kids, on behalf of Hacienda Portfolio Venture, LLC, Site 37, dated September 12, 2014. These modifications are in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

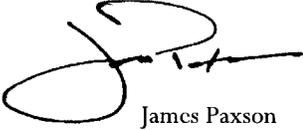
The Hacienda Owners Association has reviewed and approved the following changes to the site:

1. Addition of an approximately 4,000 square foot play yard and outdoor space adjacent to the building located at 5698 Stoneridge Drive.
2. Installation of a CMU retaining wall around the perimeter of the play area to create a level surface.
3. Installation of a 5' high black wrought iron fence and gates to enclose the play area.
4. Installation of a 25' x 21' play structure within an appropriate minimum use area and fall zone area padded with engineered wood fibers to meet safety standards.
5. Modifications to landscaping, including the removal and installation of trees within the Stoneridge Drive Public Service Easement, irrigation and drainage to accommodate this new area.

All proposed modifications have been made to be consistent with the existing site plan and architecture. The design and description for this modification are included on the attached plan sheets.

This application is hereby approved by the Hacienda Owners Association and may be processed for necessary approvals by the City of Pleasanton. Please feel free to contact me at the Association's office if I can be of any assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Paxson', with a large loop at the beginning and a horizontal line extending to the right.

James Paxson  
General Manager, HBPOA

cc: Sandra Lund  
Rennu Dhillon

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September 23, 2014

Mr. Adam Weinstein  
Planning Manager  
City of Pleasanton  
200 Bernal Avenue  
Pleasanton, CA 94566

Re: **Conditional Use Permit  
Genius Kids  
Site 37, Hacienda Plaza**

Dear Adam:

This letter is being provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Hacienda, Article III, Section 3.2, Paragraph 3.2.3, Plan Changes and Plans for Changes to Improvements. The Design Review Committee for the Hacienda Owners Association has reviewed the application for a conditional use permit. This application was submitted by Genius Kids, on behalf of Hacienda Portfolio Venture, LLC, Site 37, dated September 12, 2014. This modification is in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

The proposed conditional use permit will allow Genius Kids to operate an accelerated learning and day care center at 5698 Stoneridge Drive. The school will be open Monday through Friday from 7:00 am to 7:00 pm. The proposed program contemplates a maximum occupancy of 100 preschool students, 30 after school students along with 9 staff members at any given time. In consideration of the conditional use permit, the applicant has reviewed site parameters of concern including: parking, traffic and noise. Based on a comprehensive review of space allocation and business practice, the applicant has demonstrated that their use is compatible with currently approved uses on the site. The description of the use proposal for this modification is attached.

This application is hereby approved by the Hacienda Owners Association and may be processed for necessary approvals by the City of Pleasanton. Please feel free to contact me at the Association's office if I can be of any assistance in this matter.

Sincerely,

James Paxson  
General Manager, HBPOA

cc: Sandra Lund  
Rennu Dhillon

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de: DEV\DES\APP\MOD

**Zimbra****james@hacienda.org****RE: Final Approval****From :** Caroline Morris  
<caroline@ellispartners.com>

Mon, Sep 22, 2014 02:04 PM

 1 attachment**Subject :** RE: Final Approval**To :** Mr. James Paxson <james@hacienda.org>, Rennu Dhillon <rennud@gmail.com>**Cc :** Norris J. Mitchell <nmitch9944@aol.com>, Mr. Bill Douglas <bdouglas@idarchitecture.com>, Sandra Weck (PLS) <Sandra.Weck@colliers.com>, Jessica Mauser <jmauser@lee-associates.com>, Ash Dhillon <ash\_dhillon@hotmail.com>, Ms. Sandra Lund <Sandra.lund@cbre.com>

The Landlord approves with the following excep. ons:

1. We do not want to see a green screen on the fence – some of the documents still note this.
2. We prefer the fence to be 5 feet as opposed to 6 feet but if there is a signif cant safety reason why it needs to be 6 feet, please let us know wand we can reconsider.

**Caroline L. Morris**  
Partner, SVP, Asset Management

## ELLIS PARTNERS

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San Francisco, CA 94104  
415.391.9800

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