

PACIFIC PEARL SHOPPING CENTER
PROPOSED – OCTOBER 1, 2014

PI4-1155 (Preliminary Review)

STAPLES RANCH: RETAIL SITE

Planning Commission Workshop 10.22.14
RECEIVED OCTOBER 2, 2014

Permitted Uses/Retail

1. Antique stores.
2. Appliance sales and showrooms with kitchen mock-ups, incidental parts' sales, and incidental cooking classes, but no repair services.
3. Art galleries such as ceramic, drawing, fabric, glass, metal, oil and watercolor painting, sculpture, photography, and stained glass.
4. Art schools for 20 or fewer students at any one time.
5. Artist studios such as drawing, fabric, glass, metal working, oil and watercolor painting, pottery, sculpture, and stained glass with sales in the studio.
6. Bakeries including the catering and preparation and consumption of product produced on premises.
7. Barbershops and beauty shops.
8. Barbershops and beauty shops including massage services of 3 or fewer massage technicians according to Section 18.44.090 of the Pleasanton Municipal Code
9. Bicycle shops, with service and shop work on premises but excluding painting.
10. Bookbinding
11. Bookstores
12. Building material showrooms, shops, and stores with ancillary design services and indoor display and storage only.
13. Candy stores including the ancillary on-premises manufacturing of product for catering and retail sale.
14. Carpet, drapery and floor covering stores, with design services.
15. Catalog stores, no firearm sales
16. Clothing, shoe, and accessory stores including, new, pre-owned, and rental, with on-site tailoring and alterations.
17. Costume sales and rental with on-site tailoring and alterations.
18. Copying and related duplicating, printing, and publishing using only computers, copy machines, etc., not including engraving, lithographing, or similar reproduction services.
19. Decorator and design services and shops including showrooms.
20. Delicatessen stores, deli shops, delis, and specialty food stores, excluding convenience markets.
21. Department stores and specialty stores selling items normally sold individually in department stores
22. Drugstores and prescription pharmacies, no drive-through.

23. Electronic retail sales, no repair services, such as telephones, pagers, blackberry, personal computers and software, and television, radio, and stereo.
24. Emergency standby electricity generator, fuel cell, and battery facilities per Table 18.44.090 of the Pleasanton Municipal Code.
25. Financial institutions, including banks, saving and loan offices, financial companies, credit unions, and related services with an **ATM** drive-through subject to approval by the City based upon an analysis an analysis prepared by a licensed traffic engineer demonstrating that adequate stacking is present in the drive through lane to the satisfaction of the Director of Community Development.
26. Florists and floral supply stores, not including garden centers and nurseries.
27. Furniture stores, indoor/outdoor, new product, including linens, wall hangings, and similar items, and ancillary design services
28. Gift shops
29. Grocery store or supermarket
30. Hardware stores with indoor display and storage only.
31. Hobby shops
32. Hospital equipment, sales and rental provided that all materials and products are stored indoors.
33. Ice cream and frozen yogurt sales, with/without seating, including the manufacturing of products for retail sale and consumption on premises only
34. Interior decorating shops with design services, displays and showrooms.
35. Jewelry stores including cleaning and servicing.
36. Kitchen supply stores and accessories with ancillary demonstration, classes, and cutlery sharpening.
37. Laundries and dry cleaners where service is provided on premises
38. Locksmiths.
39. Music stores
40. Music and dance studios, martial arts schools, gymnasiums for 20 or fewer students at any one time, conducted entirely within a completely enclosed building which complies with specifications for sound-mitigated construction prescribed by the Chief Building Official.
41. Newsstands
42. Office supply stores including furniture shops and ancillary design services
43. Paint, glass and wallpaper shops and ancillary design services
44. Pet and bird stores including food, accessories, equipment, outpatient veterinary services, bathing and grooming services, provided that all operations are conducted entirely within a completely enclosed building which complies with specifications for sound-mitigated construction prescribed by the Chief Building Official.
45. Photographic studios
46. Photographic supply stores

47. Picture framing shops
48. Post offices and mail and packaging stores.
49. Restaurants, with alcoholic beverage service with a complete food service menu until 11:00 p.m., cafes, and soda fountains, with seating, catering services and limited take-out and indoor and outdoor seating.
50. Saddleries, tack shops, and leather shops including on-site manufacture and tailoring of products.
51. Scientific equipment shops
52. Shoe repair shops
53. Sporting goods stores, no firearm sales
54. Stamp and coin stores
55. Stationary stores
56. Tailor or dressmaking shops
57. Toy stores
58. Tutoring centers
59. Variety stores
60. Watch and clock repair shops.
61. Wine shops and tasting rooms for wineries, excluding liquor stores.

Conditional Uses/Retail

1. Art schools for 20 or more students at any one time.
2. Restaurants with brew pubs, as defined in Chapter 18.08 of the Pleasanton Municipal Code, excluding bars.
3. Beauty shops including massage services which cannot meet the criteria of a permitted use stated in Section 18.44.090 of the Pleasanton Municipal Code
4. Drugstores and prescription pharmacies with drive-through.
5. Restaurants with alcoholic beverage service with a complete food service until 12:00 midnight for indoor seating only
6. Self-service gasoline station, no carwash or convenience market.
7. Veterinarians' offices, outpatient clinics, and small animal hospitals, including short term overnight boarding of animals and incidental care such as bathing and trimming, provided that all operations are conducted entirely within a completely enclosed building which complies with specifications for sound attenuated construction prescribed by the Chief Building Official.

Permitted Uses/Office

8. Administrative headquarters and executive offices.
9. Advertising agencies.

10. Art galleries such as oil and watercolor pottery, painting, sculpture, photography, and stained glass.
11. Art schools for 20 or fewer students at any one time.
12. Artist studios including, but not limited to, ceramic, drawing, fabric, glass, metal, oil and watercolor painting, sculpture, and stained glass.
13. Audio and video recording studios and post-production services.
14. Automobile broker, no stock on premises
15. Business consulting service offices
16. Business service offices including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services
17. Copying and related duplicating services and printing/publishing services using only computers, copy machines, etc., not including lithographing, engraving, or such similar reproduction services.
18. Design, engineering, and research profession offices
19. Emergency standby electricity generator, fuel cell, and battery facilities per Table 18.44.090 of the Pleasanton Municipal Code.
20. Financial institutions, including banks, saving and loan offices, financial companies, credit unions, and related services.
21. Gymnasiums and health clubs including massage services according for 20 or fewer participants at any single time, conducted entirely within a completely enclosed building which complies with specifications for sound mitigated construction prescribed by the Chief Building Official.
22. Insurance offices.
23. Investment service offices.
24. Legal service offices.
25. Medical and dental offices and clinics including outpatient services, with massage services according to Section 18.44.090 of the Pleasanton Municipal Code.
26. Medical laboratories, research and development.
27. Photographic studios
28. Post offices
29. Private schools and tutoring for 20 or fewer students at any single time.
30. Real estate offices including sales, leasing services, and property management services.
31. Radio and television broadcasting studios, excluding transmitters and antennas
32. Research and development offices with limited prototype fabrication, no manufacturing.
33. Research service offices, analytic and scientific.
34. Travel agencies.

Conditional Uses/Office

35. Art schools for 20 or more students at any one time.

36. Gymnasiums and health clubs including massage services according for 21 or more participants at any one time, conducted entirely within a completely enclosed building which complies with specifications for sound-mitigated construction prescribed by the Chief Building Official.
37. Music and dance studios and martial arts schools for 21 or more students at any one time, conducted entirely within a completely enclosed building which complies with specifications for sound-mitigated construction prescribed by the Chief Building Official.
38. Private schools including tutoring for 21 or more students at any one time.