

Exhibit A

Site Specific Conditions of Approval – CUP24-10 and SPR24-13 (P24-0098)

Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, “Exhibit B”.

NOTE: In the event of conflict or duplication between standard conditions in Exhibit B and site-specific conditions in this Exhibit A, the site-specific condition of this Exhibit A shall supersede the standard conditions of Exhibit B.

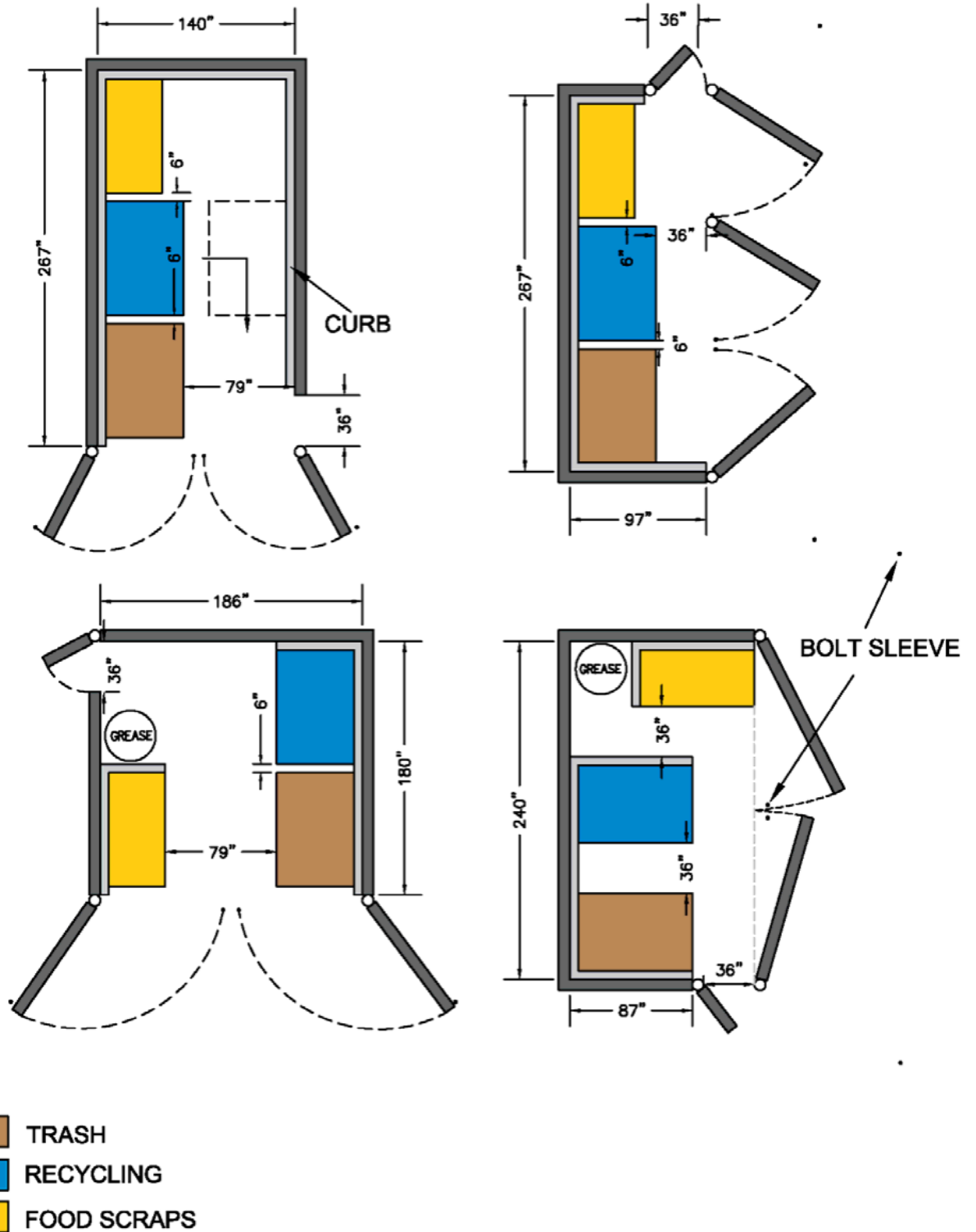
2. The project shall be constructed in substantial conformance with the Conditions of Approval and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT DESCRIPTION

A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Project Plans

3. Conditional Use Permit 24-10 shall allow for the establishment of a private meeting facility.
4. Site Plan Review 24-13 is for physical changes to the site and building.
5. Approval of the project is valid for a period of two (2) years from the date of approval by the City Council. Unless construction permits have been issued and site work has begun, the approval of Conditional Use Permit 24-10 and Site Plan Review 24-13 shall expire on August XX, 2027. The Planning Commission may extend the expiration date if a time extension(s) application has been filed with the City along with the required fee before the expiration date.
6. Any condition imposed by the City Council in approving this Conditional Use Permit and Site Plan Review may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Planning Commission makes the same findings for the modification as were made for the original approval and that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use.
7. The interior dimensions of the garbage enclosure shall meet the measurements in the drawings below to the satisfaction of the Solid Waste Manager.

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ALL FIGURES INCLUDE TWO 4 CUBIC YARD DUMPSTERS AND ONE 2 CUBIC YARD DUMPSTER. GREASE BARREL MEASURES 36" IN DIAMETER. DIMENSIONS TO INSIDE WALLS.

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8. The doors on the solid waste enclosure shall be installed with cane bolts.
9. Landscaping shall be installed on all green areas indicated on the site plan (Sheet A13 of Exhibit C).
10. At least 30% of the required landscaped area shall be covered with live plant materials at maturity. Where not covered with live plant material, the ground shall be covered with at least 3 inches of mulch or cobbles.
11. Each landscape finger in the parking area shall be planted with a shade tree with an expected height of at least 20 feet at maturity. No fewer than 5 shade trees shall be planted within and adjacent to the parking area.
12. Signage indicated on Sheets A18 and A19 of Exhibit C shall constitute the Master Sign Program for the site. Wall-mounted signs shall be limited to one for each tenant, not to exceed 9 signs.
13. Signs that are consistent with the Master Sign Program as determined by the Director of Community Development may be approved by Planning staff without further review by the Development Review Committee.
14. Changes to the Master Sign Program shall be subject to review and approval by the Development Review Committee.
15. Roof-mounted hood vents shall be fully screened from offsite view to the satisfaction of the Director of Community Development.
16. The project shall include bicycle parking racks for at least 2 bicycles.
17. Ongoing, use of the rear patio shall be limited to the hours between 10am and 8pm.