

Conditions of Approval:

- 1. Planning Commission determination of compatibility with adjacent properties.**
- 2. All conditions of approval of the associated conditional use permit (CUP 08-2908, attached) will remain in effect. The requested area shall be subject to the same conditions of approval including master street plan dedication and approval of a site improvement plan or large scale development.**
- 3. All materials shall be sorted, processed, packed, and stored inside the existing building or an expanded facility. Storage or processing of potentially explosive or combustible materials and/or chemicals shall be prohibited.**
- 4. Large trailers shall be utilized for loading and removal of materials from the site and may not be utilized for storage. Large trailers shall be parked for loading only at the rear of the building, as indicated on the site plan, and shall not be visible from the public right-of-way, until the time of shipping materials. Any one trailer may be parked at the site for a maximum of five (5) days.**
- 5. The applicant shall include a bioswale, east of the paved maneuvering area, for drainage purposes, to be approved by the Engineering Division.**
- 6. Hours of operation shall be limited to Monday through Friday, 7:30 AM – 5:30 PM,**

and Saturday, 8:00 AM – 2:00 PM.

- 7. Staff recommends that a wood board fence, no less than six (6) feet in height, be constructed along the length of the north property line to screen the use from the adjoining properties. Additionally, staff recommends that the applicant plant a continuous row of evergreen vegetation along the north property line, south of the recommended wood board fence. Staff also recommends that the applicant screen any newly proposed maneuvering areas with evergreen trees.**

- 8. As part of the development entitlements, the applicant shall submit a site improvement plan or large scale development, landscape and tree preservation plan for approval pursuant to City ordinances and in addition to any other plans deemed necessary as part of said review. Adequate vegetative screening shall be provided as required by ordinance or as deemed appropriate by the City Planning Division.**

- 9. Parking in areas identified in the original site plan as “loading” or “unloading” areas shall be for day-to-day customer unloading/loading and enforced by the applicant. Should the proposed use require more than the maximum allowable parking on the subject property (8 parking spaces), the applicant shall submit an additional conditional use request for supplementary parking.**

- 10. Curb stops or curbing shall be installed along any parking or maneuvering areas adjacent to greenspace, to protect the plants therein.**

- 11. Any existing non-conforming signage shall be removed, together with its supporting structure prior to issuance of a building permit. All new signs shall be permitted according to City codes.**

- 12. All exterior lights shall comply with the City lighting ordinance. Manufacturer’s cut- sheets are required for review**

and approval prior to issuance of a building permit.

- 13. Vehicles that access the site must enter and exit in a forward manner, in accordance with City regulations.**
- 14. In compliance with City ordinance, any dumpsters shall be screened with materials compatible with, and complementary to, the principal structure with access not visible from the street.**
- 15. Future expansion of the proposed use or redevelopment of the site shall require Planning Commission approval of a separate conditional use request, Master Street Plan right-of-way dedication, and a site improvement plan or a large scale development request.**