

CASE No. ZA 2013-2186-CU-ZV  
ENV-2013-2187-MND  
PROPOSED CONDITIONS OF APPROVAL

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the use of the property, except as such regulations are herein specifically varied or required.
2. The use of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. The use approved herein is for day care limited to the ages of 2 ½ and 6 years of age.
5. The maximum number of children shall be limited to 28 of which there shall be a maximum of 14 children between the hours of 1:30 P.M. to 4:00 P.M..
6. The day care use shall be limited to between the hours of: 8:30 A.M. and 4:00 P.M., Monday through Friday only. Day care use is expressly prohibited on Saturdays and Sundays.
7. Use of the outside backyard area shall be limited to between 12:30 P.M. to 1:30 P.M. and 3:00 P.M. to 4:00 P.M. only.
8. The drop-off and pick-up of day care children shall be subject to the following conditions:
  - A. The Applicant shall provide one adult staff on the driveway to assist with all drop-off and pick-up of children and shall further direct all drivers to make a right turn only from the driveway and not to make any illegal, mid-block, u-turns on Hazeltine.
  - B. The drop-offs shall be staggered between the hours of 8:30 A.M. and 9:30 A.M. for half-day children and between 9:30 A.M. and 10:30 A.M. for full-day children.
  - C. The pick-ups shall be staggered between the hours of 12:30 P.M. and 1:30 P.M. for half-day children and between 3:00 P.M. and 4:00 P.M. for full-day children.

CASE No. ZA 2013-2186-CU-ZV  
ENV-2013-2187-MND  
PROPOSED CONDITIONS OF APPROVAL

- D. There shall be no blocking of the sidewalk along Hazeltine adjacent to the circular driveway.
- E. Use of Hazeltine for any drop-offs and pick-ups shall be limited to 5 minute parking. Except for such limited drop-offs and pick-ups, there shall be no other parking of vehicles (staff, parents, vendors, etc.) on Hazeltine south of Hartsook during the day care hours of use.
9. The Applicant shall instruct its staff and parents not to park on Hartsook and that any parking on Hazeltine shall be south of Hartsook.
10. The Applicant shall provide a copy of all conditions of approval to all parents of day care children and shall further require the parents to sign an agreement promising that they will comply with those conditions relating to the drop-off and pick-up of their children; the prohibition of mid-block u turns on Hazeltine; and the prohibition of parking for more than 5 minutes for drop-off and/or pick-up on Hazeltine.
11. The Applicant shall install and maintain landscaping in accordance with a Landscape Plan to be made part of the City file as Exhibit B and which shall include the following:
- A. On the north and south sides of the property, there shall be rows of ficus trees, 24 gallon size which shall not be less than 15 feet in height upon planting, not more than 3 feet apart, to mitigate noise and visual impacts.
12. The Applicant shall install and maintain a six foot high block wall on the east side of the property abutting the alley.
13. The Applicant shall have monthly rodent control that includes but is not limited to the vegetation on the east side of the property.
14. The Applicant, ~~by a volunteered condition, agrees to~~ shall pay for double-panel windows for any south-facing windows in the apartment units to the north of the subject property and the two north-facing windows and sliding glass door in the single-family home to the south of the subject property. All work shall be done prior to the commencement of the day care use authorized by this approval and such work shall include any window screens desired by the subject apartment tenants and homeowner as well as any repairs needed because of such window installation.

CASE No. ZA 2013-2186-CU-ZV  
ENV-2013-2187-MND  
PROPOSED CONDITIONS OF APPROVAL

15. There shall be no more than four (4) special events per calendar year that are limited to the hours of use for day care use and further limited to day care children and their families.

16. The site shall retain the appearance of a single-family home and be maintained in attractive condition at all times.

17. There shall be no signage on the site promoting or reflecting the authorized day care use.

18. The Applicant shall sign and record a covenant acknowledging and agreeing to comply with all the terms conditions established herein shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

19. No sooner than 12 months and no later than 18 months from the effective date of the authorized use, the Applicant shall file a Plan Approval application with the Office of Zoning Administration, together with the appropriate filing fee and a notification list of abutting owners and occupants, for the purpose of holding a public hearing to review the impacts of the authorized day care use.