

**CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
ZONING ADMINISTRATOR HEARING ON September 16, 2015**

Planning Application 2015-7808

510 Lawrence Expressway

**USE PERMIT** to allow educational and enrichment (musical  
therapy/instruction) in an existing building.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

**GC: THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE  
APPROVED PROJECT.**

**GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:**

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted As part of the approved application. Any proposed amendments to the approved plans or conditions of approval are subject to review and approval by the city. The director of community development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the director of community development. Major changes are subject to review at a public hearing. [PLANNING] [COA]

**GC-2. USE EXPIRATION:**

The approved use Permit for the use shall expire if the use is discontinued for a period of one year or more. (PLANNING) [SDR]

**GC-3. PERMIT EXPIRATION:**

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the director of community development. [PLANNING] [COA]

**GC-4. SIGNS:**

Any signs as part of this project will require a separate miscellaneous plan permit and must conform to the sign standards and the existing master sign program. [PLANNING] [COA]

**GC-5. NOISE**

The approved use shall comply with the requirements of the City's Noise Ordinance (SMC 19.42.030) at all times. [PLANNING] [SDR]

**BP: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).**

**BP-1. BUILDING PERMITS:**

Obtain any required building permits for tenant improvements including installation of tools and equipment. [PLANNING] [SDR]

**BP-2. CONDITIONS OF APPROVAL:**

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [PLANNING] [COA]

**BP-3. DUST CONTROL:**

At all times, the bay area air quality management district's CEQA guidelines and "basic construction mitigation measures recommended for all proposed projects", shall be implemented. [PLANNING] [COA]

**BP-4. BLUEPRINT FOR A CLEAN BAY:**

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [PLANNING] [SDR]

**AT: THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.**

**AT-1. HOURS OF OPERATION:**

The use permitted as part of this application shall comply with the following hours of operation (as proposed by applicant) at all times:

The hours of operation are limited to:

- Monday-Friday: 2:30 p.m. – 9:30 p.m.
- Weekends: 10:00 a.m. – 4:00 p.m.
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Hours extending beyond those noted shall require approval of the Director of Community Development through a Miscellaneous Plan Permit. [PLANNING] [COA]

**AT-2. RECYCLING AND SOLID WASTE:**

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [PLANNING] [COA]

**AT-3. LOUDSPEAKERS PROHIBITED:**

Out-of-door loudspeakers shall be prohibited at all times. [PLANNING] [COA]

**AT-4. EXTERIOR EQUIPMENT:**

All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure. Individual air conditioning units shall be screened with architecture or landscaping features. [PLANNING] [COA]

**AT-5. COMPLAINTS:**

The business (owners or employees) shall be responsible for addressing and correcting any complaints received. [PLANNING] [COA]

**AT-6. FUTURE EVENTS:**

Any events that may impact parking or any conditions set forth through this Use Permit shall be reviewed and require approval by of the Director of Community Development through a Miscellaneous Plan Permit. [PLANNING] [COA]

AT-7. SECURITY CAMERAS:

The department of Public Safety recommends the installation of an interior video surveillance camera system which provides full coverage of the premises. Install video surveillance cameras on the exterior of the building. A silent and/or audible security alarm is recommended.  
[PUBLIC SAFETY] [COA]

AT-8. NOISE:

Doors and windows shall be kept closed during the musical instruction/therapy sessions to reduce noise impacts on neighbors.  
[PLANNING] [COA]