

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #4533

The applicant or successor in interest shall meet the following conditions:

1. The use of this site shall comply with the site plan submitted with this application and stamped "Received at Hearing November 16, 2005", except as modified herein.
2. This Conditional Use Permit applies to the usage of the site as a private high school for 120 students. Any intensification or change of the use shall be subject to approval of a separate Conditional Use Permit or a modification of this Conditional Use Permit.
3. The proposed tandem parking spaces shall meet the all requirements of the Code including dimensions and location. In addition, all tandem spaces shall be accessed from aisle(s) whose dimensions meet Code.
4. The applicant shall not be required to have a full-time parking attendant to manage the tandem parking spaces.
5. The days and hours of operation of the school shall be as follows: Monday through Friday, 8:00 a.m. to 5:00 p.m. School activities may occur on Saturday and Sunday, 8:00 a.m. to 5:00 p.m., up to a maximum of 8 weekends annually.
6. The applicant shall adhere to the City's noise regulations as specified in Section 9.36 of the Pasadena Municipal Code.
7. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
8. The proposed project, Case No. **PLN2005-00216** shall comply with all conditions of approval, subject to a Final Zoning Inspection and condition monitoring. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy. Contact the Code Compliance Staff at (626) 744-6433 to schedule an inspection appointment time and coordinate the condition monitoring activities.
9. The proposed project, Activity Number PLN2005-0216, is subject to the City's Condition/Mitigation Monitoring Program and is also subject to Final Zoning inspection. Condition Monitoring (or Mitigation Monitoring) is required for your project. Under the Monitoring Program, your project will be inspected by Code Compliance staff to determine compliance with the conditions of approval. The Condition/Mitigation Monitoring inspection will occur during the term of the project. The Final Zoning Inspection will occur at the completion of the project. Required monitoring fees for inspections shall be paid on or after the effective date of this permit, but prior to the issuance of any building permits. Contact the Code Compliance Staff at (626) 744-4633 to verify the fee. All fees are to be paid to the cashier at the Permit Center located at 175 N. Garfield Avenue. The cashier will ask for the activity number provided above. Failure to pay the required monitoring fees prior to initiating your approved land use entitlement may result in revocation proceedings of this entitlement.

10. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing before the Hearing Officer. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit if such cause is given.
11. Parent drivers shall be required to access the High School on Waverly Drive eastbound (from Pasadena Avenue) during morning arriving and afternoon pick-up hours.
12. Student drivers shall be reminded not to park on Waverly Drive. The applicant shall periodically patrol the abutting streets to ensure the compliance by students.
13. The applicant shall provide 24 on-site student parking spaces and all student drivers will have decals or mirror tags on vehicle.
14. The applicant shall promulgate transit rules and routes to parents on a quarterly basis via the Campus News Letter and internet bulletins.
15. The applicant's Traffic/Parking Hotline (telephone number) shall be distributed to neighboring business to address and all school related transportation and parking issues.
16. The applicant shall submit to the Zoning Administrator, prior to issuance of a building permit, a plan to manage the use and operation of the tandem parking spaces on May Alley.
17. The applicant shall meet with the Zoning Administrator and the Department of Transportation and develop hours limiting the use of the loading space off of May Alley. Limitations on the size of vehicles using the loading space shall also be developed. Consideration shall be made to potential impacts on other properties using the alley.