Robles, Sandra

From: Steve Madison <stevemadison
Sent: Monday, October 26, 2026 7:08 PM
To: Mikaelian, Jason
Cc: Jomsky, Mark; Robles, Sandra; Soo, Christine; Gao, Beilei
Subject: Call for review

[⚠] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you ***know*** the content is safe. Report phish using the Phish Alert Button (PAB). For more information about the PAB view article "KB0011474" on the DoIT portal.

I would like to call CUP #2506 up for full Council review.

Thx and if any further information is needed please advise. Thx.

Steve Madison
Pasadena City Councilmember

Meeting of: 11/10/2026
Agenda Item No. 18

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

October 16, 2026

Victor Soto
Pacific Oaks Education Corp
714 West California Boulevard
Pasadena, CA 91105

Re: Modification of Conditional Use Permit #2506 **ZENT2022-00064**
714 West California Boulevard
Council District #6

Dear Mr. Soto:

Your application for a **Modification of Conditional Use Permit** at **714 West California Boulevard** was considered by the **Hearing Officer** on **October 7, 2026**. The Hearing Officer took the case under advisement and rendered a decision on **October 16, 2026**.

MODIFICATION OF CONDITIONAL USE PERMIT #2506: A City-initiated public hearing to consider the modification of conditions of approval for Conditional Use Permit (CUP) #2506, originally approved by the Hearing Officer on May 20, 1992. CUP #2506 allowed an addition to an existing day-care center and established the enrollment of 233 students.

VARIANCE: To allow accessory structures within the front yard setbacks of a double frontage lot (California Boulevard and La Loma Road);

VARIANCE: To allow a solid fence in the front yard, where the Zoning Code requires a minimum transparency of 50 percent (California Boulevard);

MINOR VARIANCE: To allow a fence height of six feet in the front yard, where four feet is allowed (California Boulevard); and,

MINOR VARIANCE: To allow a fence height of 9’ in the side yard, where six feet is allowed.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Hearing Officer made the findings as shown in Attachment A to this letter. Based upon these findings, the Hearing Officer:

1) Adopt the Environmental Determination that the project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Section §15301, Class 1, Existing Facilities and §15303, Class 3, New Construction and Conversion of Small Structures); and

2) Approved **Modification of Conditional Use Permit** with the conditions in Attachment B and in accordance with approved plans stamped **October 16, 2026.**

In accordance with Section 17.64.040 (Time Limits and Extensions) of the Pasadena Municipal Code (PMC), the exercise of the right granted under this application must be commenced within three years of the effective date of the approval, unless otherwise specified in the conditions of approval. This approval is eligible for two one-year extensions. Each one-year extension is required to be reviewed and approved by the Planning and Community Development Director. In order for a project to be eligible for a time extension, the applicant is required to submit the required fee and time extension application to the Permit Center prior to the expiration date of the land use entitlement. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

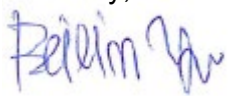
Please be advised that pursuant to Section 17.64.040.B (Exercise of permit) of the PMC, the rights granted by this approval is vested when a building permit has been issued and construction diligently pursued to completion; or when a Certificate of Occupancy has been issued by the City; or if no building permit is required, when the use has commenced; or for project that also requires Design Review, when an application for Concept Design Review has been filed and determined complete within 12 months from the effective date of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

You are hereby notified that, pursuant to Chapter 17.72 (Appeals) of the PMC, any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision to the Board of Zoning Appeals within **ten days**, with the decision being effective the following day. If the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The last date to appeal this case will be **October 26, 2026**, and the effective date will be **October 27, 2026**. Prior to the effective date, a member of the City Council or Planning Commission may request that it be called for review to the Board of Zoning Appeals. However, if there is a request for a call for review, the appeal period will continue to run. The regular Appeal fee is $3,124.51. The Appeal fee for non-profit community-based organizations is $1,562.25.

Any permits necessary may be issued to you by the Building Division on or after the effective date stated above. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. A copy of this decision letter shall be incorporated into the plans submitted for building permits.

For further information regarding this case, please contact **Alison Walker** at **(626) 744-6742** or **awalker@cityofpasadena.net**.

Sincerely,



Beilin Yu
Zoning Administrator

Enclosure: Attachment A (Specific Findings)
Attachment B (Conditions of Approval)
Attachment C (Site Plan)

xc: City Manager, City Clerk, City Council, City Council District Liaisons, Planning Commission, Hearing Officer, Building Division, Public Works Department, Design and Historic Preservation Section, Department of Transportation, Department of Water and Power, Fire Department, Code Compliance, Director of Planning and Community Development, Deputy Director of Planning and Community Development, Case File

ATTACHMENT A
SPECIFIC FINDINGS FOR MODIFICATION OF CONDITIONAL USE PERMIT #2506

Modification of Conditional Use Permit #2506

1. *There are sufficient grounds to justify revocation that can be corrected by modifying existing conditions or imposing new or additional conditions.* Based on observations by the Planning Division, there are sufficient grounds to modify existing conditions and impose new conditions based on the current operations of the child day-care center. The modification of the existing conditions, and addition of new conditions of approval specifically address the concerns of the neighboring residents, document current operations and structures, and establish language consistent with current standard conditions of approval for child day-care center uses.

Variance: To allow accessory structures within the required front yard setbacks (West California Boulevard and La Loma Road)

2. *There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district.* There are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same RS-4 zoning district. The subject property is a double-frontage lot, in which the property's primary entrance is at the center of the property with access from the parking lot. Caregivers, children, and staff must enter the school through the parking lot, rather than from West California Boulevard or La Loma Road. The site is unique in that the required front setbacks are along the West California Boulevard and La Loma Road areas. These areas function as the site's side yards yet are subject to front setback requirements of 36 and 40 feet, as opposed to the five-foot side setback requirement for detached accessory structures.

3. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* The ability to have detached accessory structures is a substantial property right of the property owner that many other owners in the surrounding residential single-family neighborhood enjoy. As indicated by the applicant, adjustment or relocation of the play equipment to comply with setback requirements will reduce the usable play area and may affect the functionality of the outdoor environment, which is an essential aspect of POCS' educational programming. Opportunities to relocate equipment within the site are limited by the presence of existing structures, fencing, and protected trees, as well as the need to maintain enclosed and supervised areas for young children. Other than the Variance request, the accessory structures will be code compliant.

4. *Granting the application would not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare*. The accessory structures are located on a flat, open portion of the site, in which there is no vehicular or pedestrian access. The structures will be screened by the proposed fence and existing landscaping, therefore not visible from the public right-of-way. The proposed accessory structure area will be set back more than five feet from all property lines, in compliance with the minimum five-foot side yard setback requirement for accessory structures.

5. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and would not constitute a grant of special privilege inconsistent with*

limitations on other properties in the vicinity and in the same zone district. The subject property is designated as Low Density Residential in the General Plan Land Use Element of the General Plan. The use of the site will remain a child day-care center; therefore, the character of the neighborhood, consisting of single-family residences and neighborhood serving uses, will be maintained.

6. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant to comply with the City's development standards has not been considered a factor throughout the review of this application.

Variance: To allow a solid fence in the front yard (West California Boulevard)

7. *There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district.* The subject site is a nonresidential use within a single-family residential neighborhood. In order to provide privacy for the child day-care center use and provide sound mitigation to adjacent residential neighbors and maintain the peace of the neighborhood, the solid fence in the front yard is necessary. The proposed fence will be screened by existing landscaping designed to preserve the residential atmosphere and character. Zoning Code Section 17.50.080.B (Child day-care centers) requires that a wall or fence shall surround the outdoor play area with a minimum height of the wall or fence equivalent to the maximum height in the zoning district in which the site is located or six feet, whichever is less. If a fence with perforations through more than 50 percent of the surface area is provided, vertical landscaping shall be provided to screen the outdoor play area from adjacent properties. Due to neighbor concerns, the solid and taller wall will be necessary to reduce sound from POCS and will preserve the character of the residential neighborhood and allow for enjoyment of the subject site and neighboring property.

8. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* Granting the application will grant the same level of privacy and protection to the site that other sites in the RS-4 zoning district benefit from. Granting the application will allow the applicant to retain a level of peace that is expected and present in residential neighborhoods, a substantial property right of the applicant. Granting the application will allow POCS to provide sound attenuation from the children's play areas to retain a level of peace that is expected and present in residential neighborhoods. It is anticipated that the height proposed will not affect the residential atmosphere and character given the existing landscaping.

9. *Granting the application would not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.* Granting approval of the application will not be detrimental to property in the vicinity of the project site, or to public health, safety, or general welfare. The fencing will be located on private property and setback three feet from the front property line. The fence will be located behind the existing hedges which will reduce visibility from the public right-of-way and screen any perceived massing due to the solid fence construction. Additionally, the fence will be more than 110 feet from the on-site parking lot driveway and will not obstruct visibility for vehicle ingress and egress as well as pedestrian traffic.

10. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The subject property

is designated as Low Density Residential in the General Plan Land Use Element of the General Plan. The use of the site will remain a child day-care center; therefore, the character of the neighborhood, consisting of single-family residences and neighborhood serving uses, will be maintained.

11. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant of complying with the City's development standards has not been considered throughout the review of this application.

Minor Variance: To allow a six-foot tall fence between the building face and the front property line (West California Boulevard)

12. *There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district.* There are conditions applicable to the subject site that do not apply generally to sites in the same RS-4 zoning district. The subject property has been occupied by a child day-care since 1945 and the intent of the taller fence is to allow privacy within the play areas. The taller solid fence will reduce the sound of the play areas and day-care center activities to the neighboring property. A day-care center with front yard play areas is a condition applicable to the subject site that does not apply generally to sites in a typical single-family residential zoning district.

13. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* Granting the application will grant the same level of privacy and protection to the site that other sites in the RS-4 zoning district benefit from. Granting the application will allow the same level of privacy and protection that other residential neighborhoods and child day-care centers enjoy. Granting the application will allow POCS to provide sound attenuation from the children's play areas to retain a level of peace that is expected and present in residential neighborhoods. It is anticipated the height proposed will not affect the residential atmosphere and character given the screening that will be provided by existing landscaping.

14. *Granting the application would not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.* It is not anticipated that the height of the proposed fence will be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare. The primary use of the site will remain as a child day-care center. The fencing will be located on private property and setback three feet from the front property line. The fence will be located behind the existing hedges which will reduce visibility from the public right-of-way and screen any perceived massing due to the solid fence construction. Additionally, the fence will be more than 110 feet from the on-site parking lot driveway and will not obstruct visibility for vehicle ingress and egress as well as pedestrian traffic.

15. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The subject property is designated as Low Density Residential in the General Plan Land Use Element of the General Plan. The use of the site will remain a child day-care center; therefore, the character of the neighborhood, consisting of single-family residences and neighborhood serving uses, will be maintained.

16. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant of complying with the City's development standards has not been considered throughout the review of this application.

Minor Variance: To allow a 9'-3" tall fence within the side yard

17. *There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district.* There are conditions applicable to the subject site that do not apply generally to sites in the same RS-4 district. The subject site is surrounded by single-family residences and operates as a child day-care with outdoor play areas. The presence of a child day-care center adjacent to residences is an unusual condition and the additional fence height will allow the sound of POCS activities to be mitigated to a level that is typical of a single-family residential neighborhood.

18. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* Granting the application will grant the same level of privacy and protection to the site that other sites in the RS-4 zoning district benefit from. Granting the application will allow the applicant to provide additional privacy for the child day-care center use and noise attenuation that is typical of residential neighborhoods, a substantial property right of the applicant. It is anticipated the height proposed will not affect the existing atmosphere and character of the neighborhood given the existing landscaping and setback 45 feet from the front property line.

19. *Granting the application would not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.* It is not anticipated that the height of the proposed fence will be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare. The primary use of the site will remain as a child day-care center and fences will be located on the subject site in generally the same location as the existing fence. requirements. The additional height will not impact the public right-of-way due to its location 45 feet from the California Boulevard frontage and visual screening by existing hedges along the front property line. The fence will stop short on both sides of a protected Coast Live Oak tree along the property line to accommodate the tree trunk so it may be visible by both POCS and the neighbor to the east.

20. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The subject property is designated as Low Density Residential in the General Plan Land Use Element of the General Plan. The existing use of the site is a child day-care center which is a use that supports the needs of the residential neighborhood. The proposed operations and fences will be consistent with the existing long-standing use of the property.

21. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant of complying with the City's development standards has not been considered throughout the review of this application.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR
MODIFICATION OF CONDITIONAL USE PERMIT #2506

The business operator or successor in interest shall meet the following conditions. These conditions supersede the conditions of approval from all previous Conditional Use Permit approvals.

1. That a solid masonry wall, with returns on each end, be constructed along the entire frontage of the school property that abuts La Loma Road. This wall shall have a setback from the street of not less than three feet and have a minimum height of five feet (measurements to be taken from the existing sidewalk).

2. That the setback area be landscaped and thereafter well maintained. A sprinkling system shall be provided in the landscaped area.

3. That the requirements and recommendations of all City Departments be met.

4. That the parking area be designed to provide nine foot wide stalls. No loading zone will be required.

5. That the hedges in front of the parking area on California Boulevard remain.

6. That one gate for vehicular access from La Loma Road be allowed which shall be locked when not in use.

7. That the playground equipment be constructed 12.6 ft. from the front property line in compliance with Attachment C.

8. That landscaping be installed in accordance with a detailed plan to be submitted to and approved by the Zoning Administrator prior to issuance of any building permits.

9. That final building elevations be submitted to and approved by the Zoning Administrator prior to issuance of any zoning or building permits.

10. The school's total enrollment shall be limited to 233 students (full-time and part-time).

11. Final building elevations, including materials of construction, shall be submitted for review and approval of the Zoning Administrator and the Design and Historic Preservation Section, prior to the issuance of building permits. The exterior materials shall substantially match those of the existing building.

12. The applicant shall meet the requirements of all other City Departments.

<u>General</u>

13. The site plan and elevations submitted for zoning and/or building permits shall substantially conform to plans submitted with this application stamped "Approved by Hearing Officer, October 16, 2026" except as modified herein.

14. This approval allows for the following entitlements, as depicted in the plans submitted with this application, stamped “Approved by Hearing Officer, October 16, 2026”, including a Variance to allow seven accessory structures to be located within the required front yard setbacks, a Variance and Minor Variance to allow a solid six-foot tall fence in the West California Boulevard front yard, and a Minor Variance to allow a 9’-3” tall fence along the eastern side property lines.

15. The side yard fence (adjacent to the Art Studio) shall be 9’-3” tall and of solid material, such as redwood planks, and constructed without gaps.

16. Construction of the six-foot tall solid front yard fence, and of the 9’-3” tall solid side yard fence, as depicted in attached Attachment C, shall be completed within 120 days of the effective date of this approval.

17. The wood play area in the northeast corner of the site, in the West California Boulevard front yard area, shall be relocated to maintain a minimum side setback of 10 feet. The relocation of the wood play area shall be completed within 180 days of the effective date of this approval.

18. The child day care center hours shall be limited from Monday through Friday only, except for the special events listed in conditions #23 and #25 below. Staff for the child day-care center may arrive no earlier than 7:00 a.m. Students drop-off shall occur no earlier than 7:45 a.m. All student pick-up shall occur no later than 6:00 p.m. Any change in hours of operation shall require a modification to this approval or a new Conditional Use Permit.

19. 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 sufficient cause is given.

20. The proposed project, Activity Number **ZENT2022-00064** is subject to the City’s Condition Monitoring Program and Final Zoning inspection. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy or its equivalent. Contact the Planning Case Manager, Alison Maldonado-Walker at (626) 744-6742 to schedule an inspection appointment time.

<u>Planning Division</u>

21. A minimum of 38 parking spaces shall be provided on-site and made available at all times.

22. Within 60 days from the effective date of this approval, the operator shall provide a student drop-off and pick-up plan to be reviewed and approved by the Zoning Administrator and the Department of Transportation, in accordance with the passenger loading requirements of Zoning Code Section 17.50.080.B.4.

23. Per calendar year, weekday evening events shall be limited as follows:
    - A maximum of 15 meetings/trainings (Pacific Oaks Parents Association meetings, Parent Education Workshop, In-Service Training, POCS Study Group), occurring indoors, with an attendance of no more than 50 people. These events shall conclude no later than 9:00 p.m.(attendees), with no more than three (3) POCS staff remaining thereafter to clean up and secure the property.
    - Two (2) back-to-school night events, occurring indoors, with an attendance of no more than 100 people. These events shall conclude no later than 9:00 p.m.(attendees), with

no more than three (3) POCS staff remaining thereafter to clean up and secure the property.

- One (1) end-of-year event, with an attendance of no more than 300 people. This event shall conclude no later than 10:00 p.m.(attendees), with no more than ten (10) POCS staff remaining thereafter to clean up and secure the property.

24. A maximum of two (2) events (such as early education conferences, etc.), with an attendance of no more than eighty (80) people is permitted per calendar year. These events shall occur during the week during the child day care center hours of operation.

25. A maximum of two (2) weekend events shall be permitted per calendar year and shall be limited as follows:
    - One (1) Fall event, with an attendance of no more than 300 people at any one time. This event shall conclude no later than 10:00 p.m.(attendees), with no more than ten (10) POCS staff remaining thereafter to clean up and secure the property.
    - One (1) Spring event, with an attendance of no more than 300 people. This event shall conclude no later than 10:00 p.m.(attendees), with no more than ten (10) POCS staff remaining thereafter to clean up and secure the property.

26. No two weekend events shall occur at the same time.

27. The on-site parking lot shall be used solely for vehicular parking at all times, with the exception of the annual Fall, Spring, and end-of year events.

28. At least 30 days prior to Fall, Spring, and end-of-year events, the Applicant shall provide an off-site parking plan to the Zoning Administrator.

29. No amplified sound shall be allowed for the child day-care center or events, except for the three (3) events (the Fall, Spring, and end-of-year events). Amplified sound for these events shall cease no later than 9:00 p.m.

30. A representative of Pacific Oaks Children's School responsible for the activities occurring on-site shall be available during all hours of operation and proposed events. The name and telephone number of the individual, owner, or designated representative shall be posted on the Pacific Oaks Children's School website; on-site, at a location accessible from the California Boulevard and La Loma Road frontages; as well as be made available at the on-site administrative offices. The information shall also be furnished to the Zoning Administrator and be presented to any City official upon request.

31. The business owner shall maintain a log of complaints received, date and time of the complaint, nature of complaint, and when and how the complaint was addressed. This log shall be submitted to the Zoning Administrator upon request.

32. The schedule and contact information for each event shall be posted on the Pacific Oaks Children's School website at least two weeks prior to each event and remain available until the end of the event.

33. The child day-care center shall operate in compliance with applicable local and state regulations at all times including the Pasadena Municipal Code and Zoning Code.

34. The existing and any future proposed outdoor lighting shall comply with Section 17.40.080 (Outdoor Lighting) of the Zoning Code. All outdoor lighting shall avoid glare and reflection impacts on adjoining properties and public-rights-of-way. No lighting on the property shall produce an illumination level greater than one footcandle except on the site of the light source. A photometric plan shall be submitted for review and approval by the Zoning Administrator within 60 days of the effective date of this permit.

35. The project shall adhere to the City regulations governing the allowed level of noise as specified in Chapter 9.36 of the Pasadena Municipal Code. Staff shall monitor children in outdoor play areas at all times to ensure that excessive noise is mitigated.

36. Compliance with the City of Pasadena Refuse Storage regulations, Section 17.40.120 of the Pasadena Municipal Code, shall be maintained at all times.

37. The premises, sidewalk, and street shall be maintained in a litter and graffiti free manner. Any graffiti that should appear on the site shall be removed within 48 hours. If at any time the Zoning Administrator determines that trash, litter, and debris have become a problem, the operator shall be required submit a litter clean-up plan. The litter clean-up plan shall address litter clean-up on-site and off-site and shall include, but not be limited to, a litter pick-up schedule and a map of the clean-up area. Upon approval of the plan by the Zoning Administrator, the measures of the plan shall be implemented. This condition may require the operator to post a bond to ensure trash and litter compliance.

38. Any food services associated with the operation of the child day-care center shall be provided to children and staff only, with the exception of the Fall, Spring, and end-of-year events. Meals shall not be made available to the public.

39. The child day-care center shall be licensed by the State of California for child day-care and preschool services. The use shall not primarily operate or be licensed as a school, Charitable Institution, or Clubs, Lodges, Private Meeting Halls use without the approval of a new Conditional Use Permit.

40. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any zoning or building permits.

41. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

42. Zoning and/or building permits shall be obtained for all accessory structures addressed in the Modification of Conditional Use Permit plans approved at the Hearing Officer hearing on October 7, 2026 within 120 days of the effective date of this permit. Any modifications shall require review and approval by the Zoning Administrator.

43. Commercial Filming activities subject to a Filming Permit pursuant to PMC Section 17.61.090 shall not be allowed.

ATTACHMENT C
SITE PLAN

