

CONDITIONS OF APPROVAL (Case No. 06-CUP-010)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan; Elevation Plan; Floor Plan; and Details Plan, as reviewed and approved by the Planning Commission on August 17, 2006.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
8. No occupancy shall be granted for any building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. Unless this permit is used within two (2) years from the date of City approval, Case No. 06-CUP-002 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
10. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.

ENGINEERING DEPARTMENT CONDITIONS

11. The applicant shall be responsible for designing and providing striping for Ladyface Circle from Agoura Road to approximately 500' southerly. Striping shall include standard double-yellow centerline, as well as lane striping and left turn arrows at

approach to Agoura Road. Plans shall be subject to the review and approval of the City Engineer and City Traffic Engineer. As an alternative, the applicant may provide a \$2,500 deposit and the Public Works Department will design and stripe the roadway, with any remaining funds refunded to the applicant. In either case, the applicant shall provide to the City with a \$2,500 security deposit prior to use of the facilities to ensure the work is completed.

12. An encroachment permit shall be required for all construction within public right-of-way in accordance with the City of Agoura Hills Municipal Code. All applicable fees, securities, and insurance must be posted prior to Issuance of the encroachment permit.

SPECIAL CONDITIONS

13. Approval of Conditional Use Permit Case No. 06-CUP-010 shall be contingent upon the City Council's approval of Specific Plan Amendment Case No. 06-SPA-002.
14. The operation of this private elementary school will expire August 31, 2009.
15. Permitted student grade levels for the school shall be kindergarten through 6th grade. The total number of students shall not exceed 70.
16. No additional exterior lighting or amplified music is permitted as part of this permit.
17. Outdoor recreation areas shall be limited to the areas indicated on the approved site plan.
18. Any temporary structures used for holiday celebrations shall be reviewed and approved by the Planning Department.
19. If complaints are received regarding excessive noise, loitering and parking/traffic safety issues and the like associated with the live entertainment use, the Planning Commission may initiate a public hearing to reconsider the Conditional Use Permit.
20. The hours of operation shall be limited to 7:45 am to 4:00 pm Monday through Friday, from September to June.
21. Prior to installation or construction, playground equipment shall be reviewed and approved by the Building and Safety Department.
22. This permit approves operation of a private elementary school limited to 13,500 square feet and shall only occupy the space indicated on the approved plans. Any expansion or modification shall be subject to review and approval by the Planning Commission.

23. No signs are allowed by this permit except for directional and safety signs required by state law.

END