

**Exhibit B**  
**Draft Conditions of Approval**  
**PCUP-207 / 6654 Koll Center Parkway**  
**Sylvan Learning Center**

1. The location and operation of the proposed use shall conform substantially to Exhibit “A” (site plan, floor plan, and written narrative), dated “Received, November 30, 2007, on file with the Planning Department, except as modified by the following conditions of approval. Minor changes to the approved operation and schedule may be approved by the Planning Director if found to be in substantial compliance with the proposal.
  
2. All Conditions of Approval of PUD-80-2 shall remain in full force and effect.
  
3. The operation of learning center shall generally adhere to the following schedule:  
January – June and September – December  
**Monday through Friday: 9:00 a.m. to 8:30 p.m. (business hours)**  
**2:30 p.m. to 8:30 p.m. (instruction hours)**  
**Saturday: 9:00 a.m. to 5:00 p.m. (instruction hours)**  
June – August (Summer)  
**Monday through Friday: 9:00 a.m. to 8:30 p.m. (business hours)**  
**9:30 p.m. to 8:30 p.m. (instruction hours)**  
**Saturday: 9:00 a.m. to 5:00 p.m. (instruction hours)**
  
- If additional hours, activities, and parking beyond what was stated in the applicant’s statement and staff report are desired/needed, prior City review and approval is required. Such modification may be approved by the Planning Director if found to be in substantial conformance with the approval. The Planning Director may also refer the matter to the Planning Commission if the proposed changes would be significant.
  
4. If operation of this use results in conflicts pertaining to parking, interior noise, traffic/circulation, or other factors, at the discretion of the Planning Director, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts, or may revoke the said conditional use permit approval. Possible mitigation measures may include, but are not limited to, modifying the hours of operation, prohibiting amplified music, or other measures deemed necessary by the Planning Commission.
  
5. There shall be no outdoor storage.
  
6. The applicant shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.

7. This approval does not include approval of any signage for Sylvan Learning Center. If signs are desired, the applicant/property owner shall submit a sign proposal to the City for review and approval prior to sign installation.
8. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.096.060 (K) of the Zoning Ordinance for grand openings or by Section 18.116.040 of the Zoning Ordinance if approved by temporary conditional use permit as part of a decorating plan in conjunction with shopping center promotional events. At no time shall spot lighting be used in conjunction with grand openings and/or promotional events.
9. Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Marshall to ensure that the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.
10. Parents/guardians/supervising adults will be required to pick-up and drop-off the child/children and sign the child/children in and out of the facility.
11. Prior to occupancy, Sylvan Learning Center shall obtain any applicable State licensing.
12. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval. The applicant shall obtain a building permit prior to commencement of any work. The applicant shall pay any and all fees to which the proposed application may be subject to prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.
13. Changes to the exterior of the building shall not be made without prior approval from the Planning Department.
14. If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit to relocate into the building or tenant suite prior to occupying the building or tenant suite.
15. This conditional use permit approval will lapse one (1) year from the effective date of approval unless Sylvan Learning Center receives a business license; which requires Zoning Certificate approval from the Planning Department prior to obtaining a business license.

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