



Exhibit B
Draft Conditions of Approval
PCUP-190 / 55 West Angela Street, Suite C
Poetry on Canvas

1. The location and operation of the proposed use shall conform substantially to Exhibit “A” (site plan, floor plan, and written narrative), dated “Received, March 6, 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. The operation of the art school shall generally adhere to the following schedule:

Monday through Friday (Daily Classes):	10:30 a.m. to 12:30 p.m. 1:00 p.m. to 3:00 p.m. 4:00 p.m. to 6:00 p.m.
Saturday & Sunday (Private Classes):	11:00 a.m. to 1:00 p.m.
3. If additional hours and activities beyond what was stated in the applicant’s written narrative, dated “Received March 6, 2007”, on file in the Planning Department, are desired, prior City review and approval is required. Such modifications may be approved by the Planning Director if found to be in substantial conformance with he approval. The Planning Director may also refer the matter to the Planning Commission if the proposed changes would be significant.
4. Poetry on Canvas shall work with City staff for proper disposal of any hazardous materials (i.e. disposing paint thinner and cleaning supplies/products, etc) and provide the Planning Department with a signed written statement of how the supplies will be cleaned and disposed.
5. Paint thinner, whether diluted are not, paints, and/or other hazardous materials shall not be disposed of down a drain.
6. 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.

7. This approval does not include approval of any signage for Poetry on Canvas. If signs on the building are desired, the applicant shall submit a sign proposal to the City for review and approval prior to sign installation.
8. 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.
9. 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. No changes to the exterior of the building shall be made without prior approval from the Planning Department.
10. 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.
11. This conditional use permit approval will lapse one (1) year from the effective date of approval unless Poetry on Canvas receives a business license; which requires Zoning Certificate approval from the Planning Department prior to obtaining a business licenses.
12. Poetry on Canvas shall provide adequate facilities for any art supply cleaning that may be needed and the restroom facilities shall not be used.

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