

RECOMMENDED CONDITIONS OF APPROVAL

Case PL202500182

Project Description: Conditional use permit for a daycare in an existing office/warehouse building.

Address: 400 American Blvd E. (previously 403 E 78th St)

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit A sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network (see § 21.301.04(g)).
4. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements (see § 21.301.07).
5. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (see § 21.301.15)
6. Prior to Permit Food service plans must be approved by the Environmental Health Division. See §14.360).
7. Ongoing The day care use is limited to as shown on the approved plans in Case File #PL2025-182.
8. Ongoing All pickup and drop-off must occur on site and off public streets.
9. Ongoing Trash and recycling storage facilities must comply with City Code (see § 21.301.17)
10. Ongoing Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code. Sign permits must be obtained prior to the installation of any building or freestanding signs.