

ATTACHMENT A

Stipulations: PHO-1-24--Z-101-98-2

Location: Approximately 280 feet south of the southwest corner of 25th Street and Bell Road

MITIGATING STANDARDS

1. That, except as modified by the following stipulation the site design shall be in substantial conformance to the site plan dated September 6, 1998, as may be modified by the Development Services Department. Site design shall place emphasis on mitigating impacts upon the surrounding neighborhood. This emphasis shall include, but not be limited to; screening and landscaping, traffic mitigation, graffiti resistant wall treatment and CPTED design principles.
2. That a minimum of 20-foot landscape setback shall be provided along 25th Street and at the south property line. The landscape area shall contain minimum 15-gallon trees placed 20 feet on center. At least 50 percent of the trees shall be a minimum of 24-inch box in size.
3. That any materials stored on the site shall be screened from view so that they do not exceed the height of the screening walls and are not visible over the perimeter wall regardless of height.
4. That there be no storage of inoperable vehicles.
5. That landscaping adjacent to the walls shall include materials which as cat claw which by means of their clinging nature thorns or other features, discourage graffiti.
6. That the gated emergency entry shall consist of materials designed to screen views from the property.
7. ~~That there be no VEHICLE access onto 25th Street except for emergency vehicles.~~ SHALL BE ALLOWED AS LONG AS A SIGN IS POSTED, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, THAT SUCH VEHICLES CAN ACCESS TO THE NORTH.
8. That CPTED (Crime Prevention Through Environmental Design) principles shall be incorporated into the design and layout of this site, as approved by the Development Services Department.
9. That the applicant agrees to pursue a variance for a 10-foot screen wall.
10. That development shall commence within one year of final City Council approval in accordance with Section 506.B.1 of the Zoning Ordinance.