

Attachment 1
Conditions of Approval
Miller Ranch Self-Storage Conditional Use Permit (2200864)

1. To reduce visual impact from the Residences at Miller Ranch, a 20-foot Type A bufferyard with a minimum of 50%, 24-inch box or salvaged trees must be provided along the west side of the property.
2. A minimum of four thousand (4,000) square feet of non-storage related retail/office area shall be provided.
3. Architecture elevations provided in Attachment 3 shall be utilized. Faux windows shall be used in place of the proposed shutters on west façade.
4. Interior lighting in the 2nd and 3rd stories of the corner towers on the building's eastern side shall be turned off from 10:00pm to 6:00am.
5. No signage will be installed on the west building façade.
6. Access to self-storage units shall be limited to 6:00am - 10:00pm.
7. The required courtyard shall contain adequately shaded amenities, including no less than four (4) benches, one (1) picnic table, and the required public art, which shall be visible from adjacent businesses and La Cañada Drive.
8. The following apply to the self-storage use:
 - a. Storage must be contained within a completely enclosed building with individual self-storage units only accessible from the loading area.
 - b. No business shall be conducted from within individual self-storage units.
 - c. No outside storage shall be permitted, including vehicles, trailers, equipment, or products associated with self-storage use.
 - d. No hazardous materials may be stored on site.
 - e. No motor vehicles, trailers, equipment or any device in, on or by which a person or property is or may be transported or drawn shall be offered for rent associated with the self-storage use.
 - f. Excluding the first-floor self-storage office; Interior signs, advertisements, corporate colors and graphics, and other items as determined by the Planning and Zoning Administrator shall not be visible from the exterior of the building.
9. The contract is signed between the Leman Academy and Centennial American Properties, and that the best efforts would be made to have the third party close with that transaction.