

Exhibit P

Existing Conditions of Zoning for 5260 N Palm (APN 417-140-26) Northwest Corner of North Colonial and West San Jose Avenues

1. The developer shall install a traffic signal at the intersection of San Jose Avenue and Palm Avenue and improve the intersection and the drive aisle to the east substantially in accordance with the attached site plan labeled Exhibit "A." The improvements shall include three lanes exiting the project site onto Palm Avenue (two left turn and one right turn) and two entrance lanes from Palm Avenue.
2. The developer shall restripe the southbound lanes on Palm Avenue north of Shaw Avenue to provide for two left-turn lanes, one through lane and one combination through/right-turn lane substantially in accordance with attached Exhibit "B."
3. The developer will install a westbound right-turn lane on Shaw Avenue east of Palm Avenue substantially in accordance with attached Exhibit "B."
4. Vehicular and pedestrian access to the property from W. San Ramon Avenue and N. Colonial Avenue shall be prohibited.
5. Condition No. 4 above shall be implemented through the installation and maintenance by the developer of a 30-foot wide landscaped buffer along the entire length or portion of the subject property abutting W. San Ramon Avenue and W. Colonial Avenue. A 6-foot high concrete block wall shall be constructed parallel to the northern and eastern property lines such that the 30-foot wide landscaped area is provided between the local streets (W. San Ramon Avenue, N. Colonial Avenue) and the wall. The landscaped area shall be extensively planted with ground covers and shrubs and shall have an undulating earth berm that will range between 1 ½ feet and 3 feet in height. The landscaped area shall be extensively planted with fast-growing tree varieties that, at maturity, the proposed four-story office building will be completely screened from the view of residential properties fronting W. San Ramon and N. Colonial Avenues. Eighty-five percent (85%) of the trees planted shall be of at least 24-inch box size. The planting of evergreen trees shall be emphasized such that no more than 15% of the trees planted are deciduous. This is to insure that the screening effect of the trees is maintained year-round. The landscaping, as described above, shall be completely installed within 8 months of the date on which the City Council approves the rezoning of the subject property. The landscaping shall be continuously maintained by the developer.
6. Drive-up window facilities shall not be permitted within 100 feet of the northern property line.

Exhibit G

Proposed Conditions of Zoning for 5260 N Palm (APN 417-140-26)
Northwest Corner of North Colonial and West San Jose Avenues

1. ~~The developer shall install a traffic signal at the intersection of San Jose Avenue and Palm Avenue and improve the intersection and the drive aisle to the east substantially in accordance with the attached site plan labeled Exhibit "A." The improvements shall include three lanes exiting the project site onto Palm Avenue (two left turn and one right turn) and two entrance lanes from Palm Avenue.~~
2. ~~The developer shall restripe the southbound lanes on Palm Avenue north of Shaw Avenue to provide for two left turn lanes, one through lane and one combination through/right turn lane substantially in accordance with attached Exhibit "B."~~
3. ~~The developer will install a westbound right turn lane on Shaw Avenue east of Palm Avenue substantially in accordance with attached Exhibit "B."~~
4. ~~Vehicular and pedestrian access to the property from W. San Ramon Avenue and N. Colonial Avenue shall be prohibited.~~
5. ~~Condition No. 4 above shall be implemented through the installation and maintenance by the developer of a 30-foot wide landscaped buffer along the entire length or portion of the subject property abutting W. San Ramon Avenue and W. Colonial Avenue. A 6-foot high concrete block wall shall be constructed parallel to the northern and eastern property lines such that the 30-foot wide landscaped area is provided between the local streets (W. San Ramon Avenue, N. Colonial Avenue) and the wall. The landscaped area **Required landscaped setback or buffer areas** shall be extensively planted with ground covers and shrubs and shall have an undulating earth berm that will range between 1 ½ feet and 3 feet in height. The landscaped area shall be extensively planted with fast-growing tree varieties that, at maturity, the proposed four-story office building will be completely screened from the view of residential properties fronting W. San Ramon and N. Colonial Avenues. Eighty-five percent (85%) of the trees planted shall be of at least 24-inch box size. The planting of evergreen trees shall be emphasized such that no more than 15% of the trees planted are deciduous. This is to insure that the screening effect of the trees is maintained year-round. The landscaping, as described above, shall be completely installed within 8 months of the date on which the City Council approves the rezoning of the subject property. The landscaping shall be continuously maintained by the developer.~~
6. Drive-up window facilities shall not be permitted within 100 feet of the northern property line.

Exhibit P

Existing Conditions of Zoning for 5200 N Palm (APN 417-231-19)
South of Intersection of North Colonial and West San Jose Avenues

1. There shall be no pedestrian or vehicular access to North Colonial Avenue and West San Jose Avenue east of Colonial.
2. The developer shall install and maintain a 30-foot landscaped buffer along the entire length of the subject property abutting West San Jose Avenue and North Colonial Avenue. A 6-foot high concrete block wall shall be constructed parallel to the northern and western property lines such that the 30-foot wide landscaped area is provided between the local streets (West San Jose Avenue, North Colonial Avenue) and the wall. The landscaped area shall be extensively planted with ground covers and shrubs and shall have an undulating earth berm that will range between 1 ½ feet and 3 feet in height. The landscaped area shall be extensively planted with fast-growing tree varieties that, at maturity, the proposed four-story office building will be completely screened from the view of residential properties fronting West San Jose and North Colonial Avenues. Eighty-five percent (85%) of the trees planted shall be of at least 24-inch box size. The planting of evergreen trees shall be emphasized such that no more than 15% of the trees planted are deciduous. This is to insure that the screening effect of the trees is maintained year-round. The landscaping, as described above, shall be completely installed within 8 months from the effective date of approval of Conditional Use Permit No. C-89-109 with the provision for a four month extension to be granted by the Director of the Development Department. The landscaping shall be continuously maintained by Covenantor, its successors and assigns.

Exhibit P

Proposed Conditions of Zoning for 5200 N Palm (APN 417-231-19)
South of Intersection of North Colonial and West San Jose Avenues

1. There shall be no pedestrian or vehicular access to North Colonial Avenue and West San Jose Avenue east of Colonial **with the exception of gates for emergency vehicle access.**
2. ~~The developer shall install and maintain a 30-foot landscaped buffer along the entire length of the subject property abutting West San Jose Avenue and North Colonial Avenue. A 6-foot high concrete block wall shall be constructed parallel to the northern and western property lines such that the 30-foot wide landscaped area is provided between the local streets (West San Jose Avenue, North Colonial Avenue) and the wall. The Required landscaped setback or buffer areas shall be extensively planted with ground covers and shrubs and shall have an undulating earth berm that will range between 1 ½ feet and 3 feet in height. The landscaped area shall be extensively planted with fast-growing tree varieties that, at maturity, the proposed four-story office building will be completely screened from the view of residential properties fronting West San Jose and North Colonial Avenues. Eighty-five percent (85%) of the trees planted shall be of at least 24-inch box size. The planting of evergreen trees shall be emphasized such that no more than 15% of the trees planted are deciduous. This is to insure that the screening effect of the trees is maintained year-round. The landscaping, as described above, shall be completely installed within 8 months from the effective date of approval of Conditional Use Permit No. C-89-109 with the provision for a four-month extension to be granted by the Director of the Development Department. The landscaping shall be continuously maintained by Covenantor, its successors and assigns.~~