

**ATTACHMENT TO RESOLUTION 24-14
STANDARD CONDITIONS**

GENERAL/ADVISORY

1. Unless otherwise indicated herein, the development and/or use of the site shall be in substantial conformance with approved site plans on file in the Community Development Department.
2. This conditional use permit must be used within two (2) years from the date of approval; otherwise the conditional use permit will expire. The applicant may, not less than sixty (60) days prior to the expiration date, request a total of three one (1)-year extensions in writing to the Community Development Department. Modifications to the plan, including timing of on- and off-site improvements that do not raise significant new issues or extend the overall time frame beyond the approval period may be approved by the Community Development Department.
3. All requirements of the Municipal Code and the specific zoning of the subject property must be complied with unless otherwise set forth in the permit or shown on the approved plot plan.
4. Comply with all requirements of the Municipal Code and of the specific zoning of the subject property.
5. If any provision of this permit is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
6. The applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees and representatives from any claim, action, or proceeding against the City or its elected officials, officers, employees and representatives to attack, set aside, void, or annul, an approval of the City concerning this conditional use permit and the use(s) and development permitted by its approval. The City shall promptly notify the applicant of any claim, action, or proceeding and shall cooperate fully in the defense; this condition shall not be imposed if the City fails to promptly notify the applicant or fails to cooperate fully in the defense.
7. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse provided that the applicant has been given written notice to cease such violation and has failed to do so within the time period set forth in the notice.
8. The applicant shall be responsible for notifying the Community Development Department in writing of any change in ownership, designation of a new engineer, or change in the status of the developer, within thirty (30) days of said change.
9. This conditional use permit will not be effective until ten (10) working days after the date upon which it is granted by the Planning Commission and until the applicant has executed and returned to the Community Development Department an authorized acceptance of the conditions of approval applicable to said permit.

10. Expansion or intensification of the use beyond the approval specified herein would require subsequent review and possible application for amendment. The Community Development Department is authorized to approve modifications to the site plan provided such modifications do not substantially change the intent of the approved use, avoid issues raised at the public meeting, or raise new issues not previously addressed.

PLANNING

11. The applicant is hereby approved for the ongoing operation of a bar with the addition of indoor and outdoor live entertainment at an existing site located in the Commercial (CPD) zone at 2822 East Avenue I (APN 3150-017-023 and 3150-017-017), in accordance with the plans on file with the Community Development Department.
12. A review of this CUP, including but not limited to a physical inspection of the facility and/or review by the Planning Commission shall occur, at ~~a minimum~~ a minimum of every six months, for the first 24 months following the date of this approval.
13. For six months following the date of this approval, the applicant is approved to provide live entertainment within the indoor bar building onsite. No outdoor entertainment shall be permitted during the first six months of this approval. At the time of the first six-month review following this approval and at ~~each subsequent review~~ each subsequent review, staff will determine whether outdoor events will be permitted in compliance with all other provisions of this CUP.
14. Hours of operation shall be limited to the following:
Bar: Monday through Sunday, 12:00p.m. – 1:30a.m.
Indoor Live Entertainment: Monday through Sunday, 6:00 p.m. – 1:30 a.m.
Outdoor Live entertainment: Fridays or Saturdays, 6:00 p.m. -10:00 p.m.
Outdoor live entertainment, if permitted following six-month review, shall be limited to occur up to twice per month.
15. The applicant shall ensure a nuisance-free operation of the proposed use. Bar staff shall be trained to handle any potential issues which may arise on the property.
16. The applicant shall construct a CMU block wall and landscape or an alternative material to the satisfaction of the Community Development Department on the property line between The King Bar, and the neighboring mobile home park to mitigate noise generated from the proposed live events. This shall be completed prior to the occurrence of any outdoor event.
17. The applicant shall follow all guidelines set forth in Lancaster Municipal Code (LMC) section 8.24 - Noise Regulations. Noise levels at the property line of any sensitive use as listed in Section 17.42.040 adjoining the site of the alcoholic beverage establishment shall not exceed 65 dBA.
18. Exterior lighting of the parking area shall be kept at an intensity of between one and 2 foot-candles, so as to provide adequate lighting for patrons while not disturbing surrounding

residential or commercial areas. Light sources shall be screened from the adjacent properties and from the sky.

19. This Conditional Use Permit and associated business licenses shall be subject to immediate revocation by the Planning Commission in the event that any illegal and/or public nuisance activities are identified at the premises.
20. Complete security camera coverage shall be maintained on the interior and exterior of the premises. Footage shall be kept for a minimum of 30 days and shall be provided immediately to the City, City Police, or the Los Angeles County Sheriff Department upon request.~~Los Angeles County Sheriff upon request.~~
21. The management of the establishment shall take necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises, and to assure timely response to concerns of neighbors and local officials about problems related to service at the establishment.
22. Alcoholic beverages shall not be permitted to be consumed in the parking area or other exterior areas of the premises, except for designated outdoor areas approved as part of the application.
23. The exterior of the premises shall be kept free of litter.
24. Graffiti shall be removed from the site within 72 hours.
25. The applicant is hereby advised that the use of any signs, strings of pennants, banners or streamers, clusters of flags and similar attention-getting devices are prohibited, except where there has been prior written approval from the Community Development Department.

ENTERTAINMENT

26. The live entertainment shall not start until the minimum required number of management/security personnel are present and prepared to commence security duties as outlined by the approved security plan. Management/security staff must remain on-site until the entertainment portion has stopped and all patrons have departed from the parking lot.
27. Management/security officers shall patrol the parking lot and will remain in the parking lot until all the patrons have left. The applicant must develop a policy on how security officers will address intoxicated patrons leaving the parking lot; the policy must be approved by the Los Angeles County Sheriff's Department.
28. Loitering in the parking lot shall be prohibited. The onsite manager shall inform all clients that when coming or leaving the building they must not converge in the parking lot.
29. A phone number of the responsible representative of the owner/applicant shall be clearly posted for the purposes of allowing neighboring uses to report an emergency, or to file a complaint about the method of operation of the facility, or the serving of alcoholic beverages.

30. A strict “No in-and-out” policy shall be enforced, which would restrict guests from repeatedly entering and exiting the premises.

BUILDING & SAFETY

31. All unpermitted structures shall be considered as new construction and the construction drawings for this project shall be prepared and submitted to the Building and Safety Division for plan review and building permit issuance. Supporting documents, such as structural and energy calculations, shall be included in the plan submittal package.
32. Construction drawings submitted for plan review shall show full compliance with all applicable local, county, state and federal requirements and codes. Plan review will be based on the following current state building codes: The 2022 California Building (CBC), Mechanical (CMC), Plumbing (CPC), and Electrical (CEC) Codes, the 2023 County of Los Angeles Fire Code, 2022 California Energy Code, and the 2022 California Green Building Standards Code.
33. Construction drawings submitted for plan review shall be complete. Submitted plans shall show all Architectural work (including accessibility requirements), Structural, Mechanical, Plumbing, and Electrical work that will be part of this project. Off-site Civil plans not related to the building code are not reviewed by the Building and Safety Division. Off-site Civil plans shall be part of the submittal package to Building and Safety, however, will only be used for reference. Otherwise, all on-site Civil plans shall be submitted to the Building and Safety Division for review.
34. Construction drawings shall be prepared by qualified licensed design professionals (California licensed architects and engineers). Incomplete plans or plans prepared by unqualified individuals will delay the plan review and permit process.
35. Submit and incorporate into the plan the Construction Waste Management Plan using CWM plan sample on California Green Building Standards Code 2022, Chapter 8. Per 2022 California Green Building Standards Code, Section 5.408, or City standard Construction Management Plan compliance form. Per Section 5.408.1 of 2022 CGBSC. Construction Waste Management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with section 5.408.1.1, 5.408.1.2 or 5.408.1.3.
36. Submit one complete set of plans in PDF format. Limit file size to one (1) gig. If the plans exceed the file limit, separate them into disciplines (Architectural, Structural, MEP).
37. Construction drawings submitted to Building and Safety shall have a complete building code analysis and floor area justification for the proposed building per chapter 5 and 6 of the California Building Code. The code analysis and justification shall contain the following minimum information: types of construction, occupancy groups, occupant loads, any required area increases from frontage and/or fire sprinklers, height of building, number of stories, summary of any fire rated walls, occupancy separations and all other related data.

Conditions of Approval
Conditional Use Permit No. 23-005

38. Deferred submittals or deferral of any submittal items shall have the prior approval of the Building Official. Construction drawing shall indicate the list of all deferred submittal per 2022 CBC, Sec. 107.3.4.1
39. The submitted site plan shall show all lot lines, easements, fire separation distances, restricted use areas, etc. Any construction proposed in an easement shall obtain the easement holder's written permission.
40. Electric Vehicle parking spaces (including future EV Charging Stations) shall be provided within parking areas per the California Green Building Standards Code at the rate indicated in Table 5.106.5.3.1.
41. Bicycle parking shall be shown on the site plan based on 5% of the total vehicle parking spaces per the 2022 California Green Building Standards Code.
42. All new electrical service drops shall be underground. To implement this undergrounding, no new permanent poles, overhead wires and associated overhead structures supplying electric, communication or similar or associated service not required for appropriate maintenance; Facility upgrades; maintenance of structural integrity (i.e. guy wire); street lighting system; fire alarm devices; or traffic control apparatus shall be installed after the effective date of ordinance codified in this article as provided in section 13.20.160 and 13.20.190
43. For an estimate of the building permit fees and the estimated time for plan review, please contact the Building and Safety Division directly at (661)-723-6144.
44. Prior to issuance of building permits, clearances from the following agencies will be required:
 - A. Lancaster Planning,
 - B. Lancaster Engineering,
 - C. Lancaster Utility Services, (FOG)
 - D. Los Angeles County Fire Prevention Bureau,
 - E. Los Angeles County Environmental Services (Health Dept. for food service & sales),
 - F. Los Angeles County Sanitation District,
 - G. Los Angeles County Water Works or Local Water Agency,
 - H. Antelope Valley High School District and appropriate Elementary School Districts,
 - I. AQMD (Air Quality Management Division),

An agency referral list with contact information is available at the Building and Safety public counter. Please contact the agencies above to determine if there are any plan review requirements and/or fees to be paid. Clearances from additional agencies may be required and will be determined during the plan review process.

Conditions of Approval
Conditional Use Permit No. 23-005

45. All applicable accessibility (disabled access) requirements of the current California Building Code (Chapter 11A & 11B) shall be shown and detailed on the plans.
46. The plans shall clearly show all areas that are usable by the public, staff, and employees to be accessible.
47. An accessible path-of-travel shall be provided between all building entrances, the accessible parking spaces (including an EV charging space) and the public sidewalk shall be shown on the plans.
48. Incorporate into the plan submittal package the completed standard City of Lancaster accessibility upgrade form. The design professional shall complete the form and include/attach it to the plan set. The building plans shall reflect the areas or accessible features that will be altered based on the form. If one or more of the items of the path of travel requirements and under accessible features **will not** be replaced or altered, a note should be placed on the plan set. The note could read **"This feature will not be altered and will remain as is"**. If one or more of the items of the path of travel requirements and under accessible features **will be** replaced or altered, a note should be placed on the plan set. The note could read **"This feature will be altered."**
49. All disable access requirements, including site accessibility information and details, shall be shown on the architectural plans (versus the civil plans).
50. Accessibility for assembly seating areas per CBC sections 11B-221 and 11B-802, shall be shown on the plans. Accessible features include wheelchair spaces (proper clearances, location and dispersion), companion seats, designated aisle seats and semi-ambulant seats. Requirements for an assistive listening system for assembly areas, per section 11B-219 and 11B-706 shall also be shown on the plans.
51. Disabled access for the dining areas shall be shown and detailed on the plans at the rate of 5% of the seating and standing spaces per CBD 11B-226.
52. The footings for all new buildings, additions, and other structures, including retaining walls and fences, shall be setback from any adjacent ascending or descending slopes. See section 1808.7 CBC.
53. Indicate in the project data of the plans that this project *IS (IS NOT) LOCATED* in a Flood Hazard Zone.
54. If the project is located within a Special Flood Hazard Zone. All construction within the floodplain shall comply with the City's Floodplain (Chapter 17.40.150 - 200 of the Municipal Code), all Engineering Services Division requirements, all Federal Emergency Management Agency (FEMA) regulations, National Flood Insurance Program (NFIP) regulations, and the California Building Code. Plans submitted to Building & Safety shall show compliance with all applicable Flood Zone requirements.

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Conditional Use Permit No. 23-005

55. The California Plumbing Code (CPC) shall be used to determine the minimum number of plumbing fixtures. (CPC Section 422, Table 422.1, and Table A). Drainage and sewer lines shall have a minimum slope of $\frac{1}{4}$ " per foot, or 2%, to the point of disposal. (CPC sec 708.0)
56. Each separate detached structure, such as trash enclosures, retaining walls, accessory buildings, shade structures, require separate building permits. These other structures need not be on separate plans but may be part of the same plans of the main project.
57. Separate Demo Permit will be required to raze any existing buildings to be removed on the site. Clearances from the City Planning Division and AVAQMD will be required prior to issuance of any demo permits.
58. These general comments are based on a review of conceptual plans/application submitted by the applicant dated 5-23-24. Additional comments and more detailed building code requirements will be listed during the plan review process when a building permit application and plans are submitted to Building and Safety.