

**ATTACHMENT TO RESOLUTION 23-32
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 Director. 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 Director.
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 Director 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 to operate a banquet hall located in the Commercial (CPD) zone at 44950 Valley Central Way, Suite 104 (APN 3153-015-037), in accordance with the plans on file with the Community Development Department.
12. Hours of operation shall be limited to Monday through Thursday, 9 a.m. to 10 p.m., 9 a.m. to 1 a.m. on Fridays and Saturdays, and 9 a.m. to 10 p.m. on Sundays.
13. The applicant shall ensure nuisance-free operation of the proposed use. Banquet hall staff shall be trained to handle any potential issues which may arise on the property.
14. 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.

BANQUET HALL EVENTS

15. Events hosted at the banquet hall shall not start until management/security personnel are present and prepared to commence security duties. Management/security staff must remain on-site until the entertainment portion has stopped and all patrons have departed from the parking lot.
16. 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.
17. 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.

18. A phone number of the responsible representative of the owner/applicant shall be 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.
19. A strict "No in-and-out" policy shall be enforced, which would restrict guests from repeatedly entering and exiting the premises.