

**ATTACHMENT TO RESOLUTION 23-31  
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 provide live entertainment in an expanded tenant space located in the Commercial (CPD) zone at 1721 East Avenue J (APN 3147-041-022), in accordance with the plans on file with the Community Development Department.
12. Hours of operation shall be limited to the following:  
Restaurant: Monday through Sunday, 10 a.m. - 11 p.m.  
Live Entertainment: Friday through Sunday and select holidays, 7 p.m. - 10 p.m.
13. The applicant shall ensure nuisance-free operation of the proposed use. Restaurant 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.

### **ENTERTAINMENT**

15. The live entertainment 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.

#### **BUILDING & SAFETY**

20. Construction drawings 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, and geotechnical reports shall be included in the plan submittal package.
21. 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.
22. Construction drawings submitted for plan review shall be complete. Submitted plans shall show in detail all Architectural, accessibility requirements, any Structural, Mechanical, Plumbing, and Electrical work that will be part of the project.
23. Construction drawings shall be prepared by qualified licensed design professionals (California licensed architects and engineers).
24. Submit one complete set of plans in a PDF format. Separate them into disciplines. (Architectural, Structural, MEP, Etc.) Plans shall match plan index.
25. 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.

26. 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 or the easement shall be removed. Parcel lines that overlap any proposed buildings shall be removed (lot line adjustment) prior to building permit issuance.
27. 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.
28. 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. AVAQMD (Air Quality Management District),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.
29. All applicable accessibility (disabled access) requirements of the current California Building Code (Chapter 11B) shall be shown and detailed on the plans.
30. All disable access requirements, including site accessibility information and details, shall be shown on the architectural plans (versus the civil plans).
31. The plans shall clearly show all areas that are usable by the public, staff and employees to be accessible.
32. An accessible route between all building entrances, the accessible parking spaces (including any EV charging spaces) and the public sidewalk shall be shown on the plans.

33. 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.
34. 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)
35. Clearances from AVAQMD will be required prior to issuance of demolition permits.