

CONDITIONS OF APPROVAL

As modified by the City Planning Commission April 26, 2018

A. Entitlement Conditions – Master Conditional Use for Alcohol Sales.

1. **Grant.** Approved herein is a Master Conditional Use Permit to allow for the service of a full line of alcoholic beverages for on-site and off-site consumption in the commercial component of the project site.
2. **Master Plan Approval (MPA) Requirement.** Each individual venue shall be subject to a Master Plan Approval (MPA) determination pursuant to Section 12.24-M of the Los Angeles Municipal Code in order to implement and utilize the Master Conditional Use authorization granted. The purpose of the Master Plan Approval determination is to review each proposed venue in greater detail and to tailor site-specific conditions of approval for each of the premises subject to analysis of the venue's individual mode and character of operations including but not limited to hours of operation, seating capacity, size, security, live entertainment, the length of a term grant and/or any requirement for a subsequent MPA application to evaluate compliance and effectiveness of the conditions of approval. These conditions may include additional conditions not included in the Master Conditional Use Conditions of Approval. A Plan Approval without a hearing may be granted by the Chief Zoning Administrator if the operator agree to the Conditional Use Permit Conditions.
3. **Employee Training.** Within six months of the effective date of the any subsequent plan approvals, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. In the event there is no change in the licensee, within one year of such change, this training program shall be required for all new staff.
4. **Additional Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Department of City Planning to impose additional corrective conditions, if, it is determined by the Department of City Planning that such conditions are proven necessary for the protection of person in the neighborhood or occupants of adjacent property.
5. **Security.** The operator shall install and maintain surveillance cameras in all areas of the restaurant premises, including any outdoor dining area and a 30-day video library that covers all common areas of such business, including all high-risk areas and entrances or exits. The tapes shall be made available to the Police Department upon request.
6. **Lease Agreements.** All establishments applying for an Alcoholic Beverage Control license shall be given a copy of these conditions prior to executing a lease and these conditions shall be incorporated into the lease. Furthermore, all vendors of alcoholic beverages shall be made aware that violations of these conditions may result in revocation of the privileges of serving alcoholic beverages on the premises.

7. **Building Plans.** A copy of this grant and all Conditions and/or any subsequent appeal of this grant and resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
8. **Ownership/Operator Change.** Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination has been provided to the prospective owner/operator, including the conditions required herewith, shall be submitted to the BESt (Beverage and Entertainment Streamlined Program) in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the BESt (Beverage and Entertainment Streamlined Program) within 30 days of the beginning day of his/her new operation of the establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.
9. **MViP – Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, a City inspector may conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed therein, may result in denial of future requests to renew or extend this grant.
10. **Covenant and Agreement.** Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the BESt (Beverage and Entertainment Streamlined Program) for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or BESt (Beverage and Entertainment Streamlined Program) for inclusion in the case file.

B. Entitlement Conditions – Site Plan Review

1. **Site Development.** The use and development of the property shall be in substantial conformance with the Site Plans, Floor Plans, Building Elevations, Open Space Plan, and Landscape Plan (Exhibit A - Project Plans, dated April 26, 2018) of the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
2. **Landscaped Plaza.** A minimum 17,000 square-foot landscaped plaza shall be provided adjacent to Tobias Avenue, as shown in Exhibit A - Project Plans, dated April 26, 2018.

The landscaped plaza shall be ungated, publically accessible, and monitored by private security at all times.

3. **Residential Lobbies.** A minimum of two residential lobbies shall be provided for the residential building along Cedros Avenue, providing direct ground-floor access into the building from both Cedros Avenue and Roscoe Boulevard. Direct and unobstructed ground-floor access via a pedestrian pathway shall also be provided from Cedros Avenue into the residential building in the center of the site.
4. **Pedestrian Walkways.** All pedestrian walkways shall be clearly demarcated with decorative paving, including at all pedestrian crossings over vehicular drive aisles, and shall be provided in substantial conformance with the Site Pedestrian Linkage Plan of Exhibit A.
5. **Pedestrian Lighting.** Pedestrian-scaled lighting shall be installed along both sides of the two-way fire lane for safety and security.
6. **Architectural Design Revisions.** The design of the residential buildings shall be revised with the following enhancements in consultation with the Urban Design Studio of the Department of City Planning:
 - a. The horizontal elements of the residential building façades shall be deemphasized and the facades shall be differentiated with architectural features or an improved color scheme to break up any long and repetitious building elevations, especially along the Cedros Avenue frontage.
 - b. The residential lobby entryway for the central residential building shall be enhanced to clearly demarcate entry into the building from adjacent pedestrian pathways.
7. **Vehicle Parking.** Vehicular parking shall be set back from any adjacent public right-of-way by a minimum of 25-feet. All vehicular parking shall be located either within the interior of the residential buildings or in the interior of the lot. All podium parking shall be articulated with architectural features and landscaping in order to fully screen the structure from the landscaped plaza and internal driveways.

C. Entitlement Conditions – Community Design Overlay

1. **Site Development.** The use and development of the property shall be in substantial conformance with the Site Plans, Floor Plans, Building Elevations, Open Space Plan, and Landscape Plan (Exhibit A - Project Plans, dated April 26, 2018) of the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
2. **Wall Openings.** Wall openings (windows and doors) shall occupy at least fifty percent of the linear street frontage of the ground floor.
3. **Door Transparency.** Entry doors for each commercial tenant space shall contain at least 70 percent clear glass with 90 percent light transmission.
4. **Windows.** Store windows shall be clear, with at least 90 percent light transmission. Windows shall not be covered over with any type of material including but not limited to

lattices, paper, and plywood. They may be painted with art works so long as these do not include advertising copy.

5. **Prohibited Dark Tinted Glass.** Reflective or very dark tinted glass shall not be used at the ground floor and mirror/reflective glass or films shall not be used in any location.
6. **Concealment of Security Fixtures.** Any future security devices (i.e. bars, gates, grates, and grilles) shall be located in the interior of the building and shall be fully retractable into pockets or receptacles to provide complete concealment when retracted. Exterior security bars, gates, grates, grilles, and other similar devices are prohibited.
7. **Mechanical Equipment.** All exterior mechanical equipment, including heating, ventilation and air conditioning (HVAC) equipment, satellite dishes, and cellular antennas, shall be screened from public view through the use of architectural elements such as parapets. Wood lattice and plywood screens are prohibited.
8. **Trash Collection.** Exterior trash and recycling collection containers shall be located within minimum 6-foot high decorative concrete masonry block enclosures. The wall enclosures shall use graffiti-resistant material or shall be screened with clinging vines.
9. **Master Sign Program.** In addition to the requirements of the Los Angeles Municipal Code, all signage on-site shall conform with the following standards, and shall be permitted as a sign-off on a sign permit application by the Director of Planning:
 - **Size Limits for Signs.** Building-mounted signage shall not total more than two square feet per linear foot of building frontage *fronting on either a public street, internal driveway, or internal parking area.*
 - **Sign Type Preference.** Channel letters or custom-shaped cabinet signs shall be used for all wall signs. The signs may include images, as well as text, but should not repeat any element on a given façade.
 - **Temporary Signs.** Temporary signs, up to 100 square feet, such as banners, may be permitted for up to 30 days only.
 - **Prohibited Signs.** The following signs are prohibited: new or replacement billboards of any size, painted signs or advertising on windows, roof signs, wall signs that break any portion of the parapet line, and signs that feature blinking, flashing, or running lights, movement of the whole sign or any part thereof, or changing messages.
 - **Window Sign Size and Content.** Window signs shall be limited to permanent signs that occupy no more than 10 percent of the window area.

D. Entitlement Conditions – Director’s Decision for Reduced Open Space.

1. **Open Space.** The use and development of the property shall be in substantial conformance with the Open Space Plan and Landscape Plan (Exhibit A - Project Plans, dated April 26, 2018) of the subject case file, and the amenities list provided below. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
 - a. Main Residential Building along Cedros Avenue:
 - Three outdoor courtyards, each approximately 5,500 square-feet in area
 - An outdoor swimming pool
 - An outdoor children’s play area

- An outdoor dog-run
- b. Central Residential Building along Tobias Avenue:
 - An outdoor courtyard, approximately 6,000 square-feet in area
- c. Commercial Areas along Tobias Avenue:
 - A landscaped plaza, approximately 17,000 square-feet in area