

# VOLUNTARY CONDITIONS OF APPROVAL

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| <p><b>VOLUNTARY CONDITIONS FOR 533 ROSE AVE.:</b></p> <p>(1) Applicant will post on the premises a laminated copy of the conditions of approval, in a conspicuous place where the public can see them;</p> <p>(2) Applicant shall provide three (3) standard parking spaces and 1 HC parking space for a total of 4 on site parking spaces.;</p> <p>(3) Indoor hours of operation are from 7am to 1am.</p> <p>(4) All outdoor cleanup activities shall occur within these hours.</p> <p>(5) That the use and development of the property shall be in substantial conformance with the floor plan submitted and marked Exhibit 'A - Ground Floor Plan.</p> <p>(6) No further additions or structural alterations shall be made to the subject building unless necessary to comply with an order issued by a governmental agency in the interests of health, safety, or welfare.</p> <p>(7) The subject building and property shall be maintained in a neat, attractive, and safe condition at all times including repainting of the building on a regular basis.</p> <p>(8) No adult books, magazines, and video tapes shall be sold on the premises;</p> <p>(9) No tobacco sales allowed on the premises;</p> <p>(10) No pay phone will be maintained on the exterior of the premise;</p> <p>(11) There shall be no coin-operated games or video machines maintained upon the premises at any time;</p> <p>(12) Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of being applied, and the paint shall match the original color.</p> <p>(13) The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control;</p> <p>(14) The Petitioner(s) shall install and maintain security cameras and a one-month video library that covers all common areas of the business, high-risk areas and entrances or exits. The videotapes shall be made available to police upon request.</p> | <p>(15) Any future operator or owner for this site must file a new Plan Approval Application to allow the City of Los Angeles to review the mode and character of the usage;</p> <p>(16) If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the Petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review the Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.</p> <p>(17) Applicant self-imposing Basic Management Practices as per appended BMP document.</p> <p>(18) Applicant self-imposes local, within the Coastal Zone, incentives to encourage public and alternate transportation for both employees and customers.</p> <p>(19) No trash pick up or deliveries prior to 8:00 am.</p> <p>(20) That it conforms to the current Venice Coastal Zone Specific Plan parking requirements.</p> <p>(21) Approval of Hours of Operation open to the public shall be from 9:00 am to 1:00 am, for the restaurant operation of the Proposed Project.</p> <p>(22) No outdoor dining on either the sidewalk or the rear patio area.</p> <p>(23) No off-site alcohol sales shall be permitted for the Proposed Project.</p> <p>(24) That any external clean-up operations cease by 11:00 am.</p> <p>(25) That applicant observes Basic Maintenance Practices (BMP) for trash.</p> <p>(27) That the applicant observes the usual conditions as determined by Planning and Building &amp; Safety.</p> |
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