

CONDITIONS OF APPROVAL (Case No. 02-CUP-010, Amendment No.1)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan; Elevation Plan; Floor Plan; and Details Plan, as approved with 02-CUP-010 (Amendment No. 1).
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that 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. It is further declared and made a Condition of this action that if any Condition herein 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 for a period of thirty (30) days.
7. All Conditions Approval in Resolution No. 727 except as modified herein, are valid and shall remain valid for this project. The Conditions of Approval in Resolution No. 727 are amended as follows:

~~“11. Prior to the issuance of a building permit, the applicant shall enter into an agreement acceptable to the City Attorney which will limit the use of the temporary structure to no more than three years and cover all costs associated with the removal. The recorded covenant shall include, but is not limited to:~~

- ~~(1) The applicant agrees to remove the structure no later than the end of the three year period~~
- ~~(2) The applicant waives any right to seek an extension of the three year period or otherwise maintain the structure after the three year period expires.~~
- ~~(3) At the end of the three (3) year period, if the structure has not been removed, the City would have the right to enter the property and remove the structure.~~
- ~~(4) The City would have to right to recover any cost incurred removing the structure from Temple Beth Haverim site.~~

- (5) ~~All the cost of removing the structure may be assessed against the property and the assessment would become a lien against the property in favor of the City.~~"
14. The applicant shall install and maintain three inches (3") of organic mulch, such as clean, shredded or chipped bark, at least ten feet (10') around each redwood tree.
15. The applicant shall cap all exposed rebar, holes etc. in the dirt area north of the temporary stressed membrane structure and east of the administration/office building.
16. The undeveloped area north of the building shall be mulched, temporarily planted or otherwise treated to accomplish interim dust control and to eliminate erosion into the parking lot. The plan for this work shall be subject to the review and approval of the Director.
17. The use of the temporary structure shall terminate by September 21, 2011. The applicant shall remove the structure from the site by September 21, 2011.

BUILDING AND SAFETY CONDITIONS

18. Applicant shall obtain recertification and approval of the fire sprinkler and fire alarm systems from LACO Fire Department and Building and Safety.
19. Applicant shall obtain recertification and approval of the video surveillance system utilized for fire safety from LACO Fire Department and Building and Safety.
20. Applicant shall obtain written recertification of the stressed membrane structure from the manufacturer verifying its integrity meets all required standards.
21. Applicant shall remove all remnants of previous construction for kitchen areas such as foundations, plumbing stubs or other appurtenances which may present a potential hazard.
22. Applicant shall provide a level finished grade at areas which were previously construction areas so they are safe, or fence off areas to restrict access.
23. Applicant shall obtain an occupancy permit from the City so that inspections by Building and Safety may be performed to verify all life safety systems are complete, operable and acceptable in their present condition, as well as verify all required conditions noted above.

ENGINEERING DEPARTMENT CONDITIONS

24. Applicant shall obtain a license civil engineer to review the site, drainage pattern and hydrology and suggest solution to the existing drainage problem. The applicant shall submit findings and suggested solution to the City Engineer and/or Building Official for review and approval. After approval is granted, the applicant shall construct the remedial work and resolve the field problem.
25. The applicant shall fine grade the area immediately north of the temporary classroom building, install grass per plan.

END