

ATTACHMENT B

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6759

The applicant or the successor in interest shall comply with the following conditions:

General

1. The site plan and floor plan submitted for building permits shall substantially conform to the site/floor plans stamped "Approved at Hearing, October 9, 2019" except as modified herein.
2. The approval of this application authorizes the operation of a commercial cannabis retailer which offers both medicinal cannabis and adult-use cannabis in compliance with all applicable regulations contained in Sections 5.28 (Cannabis Business Tax), Section 5.78 (Commercial Cannabis Activity), Section 17.50.066 (Standards for Specific Land Uses - Cannabis Businesses) and Sections 8.10 (Commercial Cannabis - Public Health Permit) and 8.11 (Health & Safety - Commercial Cannabis Facilities), and in accordance with the plans on file with the Current Planning Division.
3. Any change to these conditions of approval or expansion of the use, including hours of operation, shall require the modification of this Conditional Use Permit or a new Conditional Use Permit.
4. If the approved cannabis retailer use is discontinued for a continuous period of 12 months, this conditional use permit expires for discontinuance of use and thereafter is void.
5. The applicant shall meet the applicable code requirements of all other City Departments.
6. This Conditional Use Permit: Cannabis Retailer is non-transferrable or assignable and **does not run with the land**.
7. The final decision letter and conditions of approval shall be incorporated in the building plans as part of the building plan check process.
8. The proposed project, Activity Number **PLN2019-00341**, is subject to a Final Zoning Inspection. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy or its equivalent. Contact the Planning Case Manager, Guille Nunez at (626) 744-7634 to schedule an inspection appointment time.
9. The proposed project, Activity Number **PLN2019-00341**, is subject to Condition Monitoring for compliance with these conditions of approval. Condition Monitoring Fees, as specified in the City's adopted fee schedule, will be due upon every periodic inspection.
10. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress to the building.
11. Live music, live entertainment and the use of amplified speakers for advertising, entertainment or promotions is not permitted without required permits.
12. Live plants are not allowed to be stored or kept on the property. A licensed retailer may not sell immature or mature plants or seeds.

13. All staff shall undergo training which focuses on understanding the laws and rules regarding medicinal and adult-use cannabis, basic safe handling of cannabis items, checking identification, and recognizing the signs of visible intoxication prior. Integral Associates Dena, LLC shall retain records of the completion of such training and such records shall be available for City inspection upon request.
14. The approved hours of retail operation are 7:00 a.m. to 10:00 p.m. Monday through Sunday. Deliveries can occur within the hours of 6:00 a.m. to 10:00 p.m. Shipments of cannabis goods shall occur only between the hours of 6:00 a.m. and 10:00 p.m.
15. Prior to final building sign-off, the applicant shall submit a delivery operations plan to the Department of Transportation and to the Planning and Community Department for review and approval.

Fire Department

16. If delayed egress locking system is provided, the building shall be protected with automatic fire sprinklers and a smoke detection system per CFC Section 1010.1.9.7.

Design and Historic Preservation

17. Any exterior changes to the building, including new signage, shall require Design Review. New signs shall comply with the approved master sign plan or shall require amendment to the master sign plan if proposed to deviate.

Department of Transportation

18. The project is part of 880-940 East Colorado Boulevard Development (CUP #5209). Development conditions shall apply to this project. No new conditions for CUP #6759.

Building Department

19. Governing Codes: Comply with the governing edition of California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review. FYI – The current edition is the 2016 series effective January 1, 2017 until December 31, 2019.
20. Building Code Analysis: Document on the plans the Allowable Height & Area, Occupancy Group(s), Type of Construction, and occupant load.
21. Means of Egress (Exiting): Provide Occupant Load Calculations for all areas, and provide an "Exit Plan". Identify exit separation and travel distance.
22. California Disabled Access Requirements: Project to be accessible to the disabled in accordance with Chapter 11B of the CBC. Stage and seating must be accessible.
23. Permit(s): Separate permits are required for grading (if applicable), fire sprinkler, mechanical, electrical, and plumbing.

Water Division

24. Refer to attached memorandum dated September 30, 2019.