

**PLANNING COMMISSION RESOLUTION 2008-014  
CONDITIONS OF APPROVAL - FINAL  
VILLAGE USE PERMIT 2007-039  
PREST VUKSIC ARCHITECTS  
APRIL 22, 2008**

GENERAL

1. The applicant agrees to defend, indemnify, and hold harmless the City of La Quinta (the "City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Village Use Permit. The City shall have sole discretion in selecting its defense counsel. The City shall promptly notify the developer of any claim, action or proceeding and shall cooperate fully in the defense.
2. This Village Use Permit shall comply with the requirements of the La Quinta Municipal Code, Village Use Permit VUP 00-004, and Tentative Parcel Map 35900.

The City of La Quinta's Municipal Code can be accessed on the City's Web Site at [www.la-quinta.org](http://www.la-quinta.org).

3. This Village Use Permit is valid for two years from the April 22, 2008 date of approval, expiring on April 23, 2010 unless an extension is applied for and granted by the Planning Commission pursuant to Section 9.200.080 of the La Quinta Municipal Code.
4. Prior to the issuance of any permit by the City, the applicant shall obtain the applicable permits and/or clearances from the following agencies:
  - Fire Marshal
  - Public Works Department (Grading Permit, Green Sheet (Public Works Clearance for Building Permit), Improvement Permit)
  - Planning Department
  - Riverside Co. Environmental Health Department
  - Desert Sands Unified School District
  - Coachella Valley Water District (CVWD)
  - Imperial Irrigation District (IID)
  - California Water Quality Control Board (CWQCB)

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- SunLine Transit Agency
- South Coast Air Quality Management District Coachella Valley

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, applicant shall furnish proof of such approvals when submitting the improvement plans for City approval.

5. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water), LQMC; Riverside County Ordinance No. 457; and the State Water Resources Control Board's Order No. 99-08-DWQ.

- A. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP").

The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at [www.cabmphandbooks.com](http://www.cabmphandbooks.com) for use in their SWPPP preparation.

- B. The applicant's SWPPP shall be approved by the City Engineer prior to any on or off-site grading being done in relation to this project.
- C. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
- D. The applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs") (8.70.020 (Definitions), LQMC):
- 1) Temporary Soil Stabilization (erosion control).
  - 2) Temporary Sediment Control.
  - 3) Wind Erosion Control.

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- 4) Tracking Control.
  - 5) Non-Storm Water Management.
  - 6) Waste Management and Materials Pollution Control.
- E. All erosion and sediment control BMPs proposed by the applicant shall be approved by the City Engineer prior to any onsite or offsite grading, pursuant to this project.
- F. The approved SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City.

**PROPERTY RIGHTS**

6. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements. Said conferred rights shall also include grant of access easement to the City of La Quinta for the purpose of graffiti removal by City staff or assigned agent in perpetuity and agreement to the method to remove graffiti and to paint over to best match existing. The applicant shall establish the aforementioned requirements in the CC&R's for the development or other agreements as approved by the City Engineer.
7. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, and common areas.
8. The applicant shall offer for dedication all public street right-of-ways in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
  - A. PUBLIC STREETS
    - 1) Avenue 52 (Primary Arterial, 110' ROW) – No additional right of way is required from standard 55 feet from the centerline of

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Avenue 52 for a total 110-foot ultimate developed right of way. Future additional right of way may be required for deceleration lane/s if necessary due to a future expansion of use, to be determined by a traffic study prepared for the applicant by a licensed traffic engineer per Engineering Bulletin # 06-13. The traffic study shall include all buildings (preexisting restaurant and proposed office buildings) as shown on the Tentative Parcel Map 35900.

- 2) Desert Club Drive (Local Street, 60' ROW) - No additional right of way is required from standard 30 feet from the centerline of Desert Club Drive for a total 60-foot ultimate developed right of way.
9. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.
10. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property between the date of approval of this Village Use Permit and the date of final acceptance of the on-site and off-site improvements for this Village Use Permit, and as applicable under Tentative Parcel Map No. 35900, unless such easements are approved by the City Engineer.
11. The applicant shall create perimeter landscaped setbacks along all public rights-of-way as follows:
  - a. Avenue 52 (Primary Arterial) – 20 feet from the right-of-way/property line.  
  
The setback requirement shall apply to all frontages including, but not limited to, remainder parcels, right-of-way reversions, and sites dedicated for utility purposes.  
  
Where public facilities (e.g. sidewalks) are placed on privately-owned setbacks, the applicant shall offer for dedication blanket easements for those purposes.
12. The applicant shall provide for reciprocal access with all parcel owners within this Village Use Permit across all access drives and parking aisles and stalls.

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13. The applicant and property owner shall submit for review and approval by the City Attorney and Planning Director, the following covenant, which the applicant shall put into a recordable instrument and record on title to the property prior to approval of final occupancy for any building in the event that Parcel Map 35900 is not recorded. These limitations shall run with the land and bind successive owners and assigns:
  - A. Buildings A and B are limited to general professional and medical office uses that are open during normal daytime business hours. No primary uses that are open during nighttime hours on a routine and regular basis shall be permitted.
  - B. Parcel 1 is limited to weekends, weekday evenings, or on special occasions with prior written consent of the City.
14. Any future modification to the operational covenants shall require the applicant to submit a parking and traffic study identifying and demonstrating that sufficient parking and access is available for such increased use. The Planning Director shall approve the modifications prior to recording and have the discretion to defer approval to the Planning Commission.
15. Uses other than general offices and medical offices are not permitted within the proposed office buildings. Any proposed tenant uses which require interpretation shall be reviewed and approved by the Planning Director.
16. The applicant shall comply with all Parking Lots and Access Driveway Improvement conditions as specified in the approval for Tentative Parcel Map No. 35900. In the event that said Tentative Parcel Map is invalidated, those conditions shall continue to be valid and applicable for this Village Use Permit.

**IMPROVEMENT PLANS**

17. As used throughout these Conditions of Approval, professional titles such as "engineer," "surveyor," and "architect" refer to persons currently certified or licensed to practice their respective professions in the State of California.
18. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of Section 13.24.040 (Improvement Plans), LQMC.

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19. The following improvement plans shall be prepared and submitted for review and approval by the City. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note: the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

- A. On-Site Precise Grading/Storm Drain Plan 1" = 30'  
Horizontal (at the discretion of the City Engineer, a Scale of 1" = 20' shall be provided)
- B. On-Site Sewer and Water Plan 1" = 30'  
Horizontal
- C. PM10 Plan 1" = 40' Horizontal
- D. SWPPP 1" = 40'  
Horizontal
- E. Off-Site Signing & Striping Plan 1" = 40'  
Horizontal

NOTE: A through E to be submitted concurrently.

- F. Off-Site Street Improvement/Storm Drain Plan 1" = 40' Horizontal  
and 1" = 4' Vertical

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

Precise grading plans shall include perimeter walls with Top of Wall, Top of footing, and finish grade (both sides of wall) elevations shown. All footing shall have a minimum of 1 foot of cover, or sufficient cover to clear any adjacent obstructions.

The applicant shall prepare an accessibility assessment on a marked up print of the building floor plan identifying every building egress and notes the 2007 California Building Code accessibility. The assessment must comply with

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submittal requirements of the Building & Safety Department. A copy of the reviewed assessment shall be submitted to the Engineering Department in conjunction with the On-Site Precise Grading Plan when it is submitted for plan checking.

On-Site Precise Grading plans shall include all on-site surface improvements including but not necessarily limited to finish grades for curbs & gutters, building floor elevations, parking lot improvements, and ADA accessible design.

20. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the Online Engineering Library at the City website ([www.la-quinta.org](http://www.la-quinta.org)). Please navigate to the Public Works Department home page and look for the Standard Drawings hyperlink.
21. The applicant shall furnish a complete set of the mylars of all approved improvement plans on a storage media acceptable to the City Engineer.

At the completion of construction, and prior to the final acceptance of the improvements by the City, the applicant shall update the mylars in order to reflect the as-built conditions.

**GRADING**

22. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements, LQMC).
23. The applicant shall comply with all grading improvement conditions as specified in the approval for Tentative Parcel Map No. 35900. In the event that said Tentative Parcel Map is invalidated, those conditions shall continue to be valid and applicable for this Village Use Permit.
24. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a precise grading permit approved by the City Engineer.
25. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
  - A. A precise grading plan prepared by a qualified engineer or architect,

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- B. A preliminary geotechnical ("soils") report prepared by a qualified engineer, and
- C. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16 (Fugitive Dust Control), LQMC.
- D. A Best Management Practices report prepared in accordance with Sections 8.70.010 and 13.24.170 (NPDES stormwater discharge permit and Storm Management and Discharge Controls), LQMC.

All grading shall conform to the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions submitted with its application for a grading permit.

- 26. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
- 27. Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor.

**DRAINAGE**

- 28. The applicant shall comply with all drainage improvement conditions as specified in the approval for Tentative Parcel Map No. 35900. In the event that said Tentative Parcel Map is invalidated, those conditions shall continue to be valid and applicable for this Village Use Permit.
- 29. Nuisance water shall be retained on site and disposed of in a manner acceptable to the City Engineer.



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UTILITIES

30. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
31. The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.
32. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.
33. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements maintained, or required by the City Engineer.

STREET AND TRAFFIC IMPROVEMENTS

34. The applicant shall comply with all Street and Traffic Improvement conditions as specified in the approval for Tentative Parcel Map No. 35900. In the event that said Tentative Parcel Map is invalidated, those conditions shall continue to be valid and applicable for this Village Use Permit.
35. The applicant shall comply with the provisions of LQMC Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access for Individual Properties and Development) for public streets; and Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.
36. The applicant shall construct the following street improvements to conform with the General Plan (street type noted in parentheses.)
  - A. OFF-SITE STREETS
    - a) A deceleration/right turn only lane at Avenue 52 Primary Entries may be necessary in the event of any future expansion of use, if determined by a traffic study prepared

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for the applicant by a licensed traffic engineer per Engineering Bulletin # 06-13. The traffic study shall include all buildings (preexisting restaurant and proposed office buildings) as shown on the Tentative Parcel Map 35900.

Other improvements in the Avenue 52 right-of-way and/or adjacent landscape setback area may include:

- b) All appurtenant components such as, but not limited to: strip traffic control striping, re-striping Class II Bike Lane, legends, and signs.
- c) Class I Golf Cart Path as needed.

37. The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Local Streets	3.0" a.c./4.5" c.a.b.
Primary Arterial	4.5" a.c./6.0" c.a.b.

Or the City Engineer approved equivalents of alternate materials.

38. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.
39. General access points and turning movements of traffic are limited to the following:
- A. Avenue 52  
  
Existing drive entrance to Restaurant. Right turn in and out movements are permitted. Left in and out are not permitted.

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Existing easterly drive entrance (may be relocated +/- 70 feet east).  
Right turn in and out are permitted; however, left turns in and out are prohibited.

**B. Desert Club Drive**

- 1) Primary Entry: Full turn movements are permitted.

The applicant shall extend improvements beyond the subdivision boundaries to ensure they safely integrate with existing improvements (e.g., grading; traffic control devices and transitions in alignment, elevation or dimensions of streets and sidewalks).

40. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by qualified engineers.

**LANDSCAPE AND IRRIGATION**

41. The turf area located at the corner of Desert Club Drive and Avenue 52 shall either be replaced with desert appropriate landscaping or artificial turf, as approved by the Planning Director.
42. The applicant shall comply with Sections 13.24.130 (Landscaping Setbacks), 13.24.140 (Landscaping Plans), & Section 8.13 (Water-Efficient Landscaping), LQMC.
43. The applicant shall provide landscaping in the required setbacks and perimeter areas.
44. Landscape and irrigation plans for landscaped lots, perimeter areas and setbacks shall be signed and stamped by a licensed landscape architect.
45. Final landscaping and irrigation plans shall be prepared by a licensed landscape professional, shall be reviewed by the ALRC and Public Works Director, and approved by the Planning Director prior to issuance of the first building permit. An application for Final Landscape Plan Check shall be submitted to the Planning Department for final landscape plan review. Said plans shall include all landscaping associated with this project, including perimeter landscaping, and

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be in compliance with Chapter 8.13 (Water Efficient Landscaping) of the Municipal Code and the Coachella Valley Water District's Landscaping and Irrigation Design Ordinance. The landscape and irrigation plans shall be approved by the Coachella Valley Water District and Riverside County Agriculture Commissioner prior to submittal of the final plans to the Planning Department. Landscape areas shall have permanent irrigation improvements meeting the requirements of the Planning Director.

Note: Final landscaping plans are not approved for construction until approved and signed by the Planning Director.

46. Landscape areas shall have permanent irrigation improvements meeting the requirements of Section 8.13 LQMC. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 24 inches of curbs along public streets.
47. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the AASHTO "A Policy on Geometric Design of Highways and Streets, 5<sup>th</sup> Edition or latest, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.
48. Mechanical equipment shall be screened by a wall, landscaping with significant foliage, or combination of the two, of a sufficient height and/or density to fully screen such equipment. Final design of all screening shall be reviewed and approved by the Planning Director.
49. Should any landscaping utilized for screening purposes be deemed insufficient by the Planning Director following an initial period of growth, the applicant shall replace or provide additional landscaping with significant foliage.

**OUTDOOR LIGHTING**

50. Exterior lighting shall comply with Section 9.100.150 (Outdoor Lighting) of the La Quinta Municipal Code. A bulb refractor or dimmer shall be utilized with the proposed lantern fixtures if deemed necessary by staff. All relocated freestanding lighting within the parking lot shall not exceed the height of existing fixtures and shall be re-fitted with a visor if deemed necessary by staff.

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51. All outdoor lighting fixtures shall be fitted with a visor or shield to reflect lighting away from adjacent residences. Final outdoor lighting design shall be reviewed and approved by the Planning Director.

**CONSTRUCTION**

52. The City will conduct final inspections of buildings only when the buildings have improved street and (if required) sidewalk access to publicly-maintained streets. The improvements shall include but not limited too required traffic control devices, pavement markings and street name signs. If Onsite Street and/or parking construction in commercial development is initially constructed with partial pavement thickness, the applicant shall complete the final pavement prior to final inspections of the building/s within the development or when directed by the City, whichever comes first.
53. All rooftop air conditioning/mechanical equipment shall be completely screened from view within the rooftop well.
54. The design of the carports shall be submitted to, and approved by, the Planning Director and shall be consistent with the design elements of the restaurant and office buildings.

**MAINTENANCE**

The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.

55. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
56. The applicant shall make provisions for the continuous and perpetual maintenance of all private on-site improvements, perimeter landscaping, access drives, and sidewalks.

**FEES AND DEPOSITS**

57. The applicant shall comply with the provisions of Section 13.24.180 (Fees and Deposits), LQMC. These fees include all deposits and fees required by the City

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for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.

**FIRE PROTECTION**

58. Provide or show there exists a water system capable of delivering a fire flow 4000 gallons per minute for a two hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site.
59. Approved accessible on-site fire hydrants shall be located not to exceed 500 feet apart in any direction and within any portion of the facility or of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access roads measured by an approved route around the complex, exterior of the facility or building, and no portion of a building further than 600 feet from a fire hydrant. Fire hydrants shall provide the required fire flow.
60. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
61. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
62. Applicant/Developer shall mount blue dot retro-reflectors pavement markers on private streets, public streets and driveways to indicated location of the fire hydrant. It should be 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
63. Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at [www.rvcfire.org](http://www.rvcfire.org)). Access lanes will not have an up, or downgrade of more than 15%. Access roads shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 80 thousand pounds

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over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

64. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turn around capabilities of fire apparatus.
65. Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.
66. An approved Fire Department access key lock box (Minimum Knox Box 3200 series model) shall be installed next to the approved Fire Department access door to the building. If the buildings are protected with an alarm system, the lock box shall be required to have tampered monitoring. Required order forms and installation standards may be obtain at the Fire Department.
67. Display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.
68. Install a complete commercial fire sprinkler system (per NFPA 13 1999 Edition). Fire sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project Structural Engineer to certify with a "wet signature", that the structural system is designed to support the seismic and gravity loads to support the additional weight of the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The PIV and FCD shall be located to the front, within 25 to 50 feet of hydrant, and a minimum of 25 feet from the building(s). Sprinkler riser room must have indicating exterior and/or interior door signs. A C-16 licensed contactor must submit plans, along with current \$307.00 deposit based fee, to the Fire Department for review and approval prior to installation. Guideline handouts are available for the Fire Department.

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69. Install an alarm monitoring system for fire sprinkler system(s) with 100 or more heads (20 or more in Group I, Division 1.1 and 1.2 occupancies). Valve monitoring, water-flow alarm and trouble signals shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station in accordance with 2001 CBC, Sec. 904.3.1. An approved audible sprinkler flow alarm shall be provided on the exterior in an approved location and also in the interior in a normally occupied location. A C-10 licensed contractor must submit plans designed in accordance with NFPA 72, 1999 Edition, along with the current \$192.00 deposit based fee, to the Fire Department for review and approval prior to installation. Guideline handouts are available from the Fire Department.
70. Install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted 3.5 to 5 ft above finished floor, measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed.
71. A UL 300 hood/duct fire extinguishing system must be installed over the cooking equipment. The extinguishing system must automatically shutdown gas and /or electricity to all cooking appliances upon activation. A C-16 licensed contractor must submit plans, along with the current permit fee, to the Fire Department for review and approval prior to installation. Alarm system supervision is only required if the building has an existing fire alarm system.
72. No hazardous materials shall be stored and/or used within the building, which exceeds quantities listed in UBC Table 3-D and 3-E. No class I, II or IIIA of combustible/flammable liquid shall be used in any amount in the building.
73. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2001 California Building Code.
74. Electrical room doors if applicable shall be posted "ELECTRICAL ROOM" on outside of door.



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75. Access shall be provided to all mechanical equipment located on the roof as required by the Mechanical Code.
76. Air handling systems supplying air in excess of 2000 cubic feet per minute to enclosed spaces within buildings shall be equipped with an automatic shutoff. Ref CMC 609.0
77. Gate(s) shall be automatic or manual operated. Install Knox key operated switches, series KS-2P with dust cover, mounted per recommended standard of the Knox Company. Building plans shall include mounting location/position and operating standards for Fire Department approval. Special forms are available from this office for ordering the Key Switch.

**POLICE DEPARTMENT**

78. The applicant shall provide a fence with locked gate to store all building materials during construction. This area shall be shown on the Fugitive Dust Control Plan.