



# MILPITAS PLANNING COMMISSION AGENDA REPORT

Meeting Date: December 14, 2011

## NEW BUSINESS

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**APPLICATION:** Permit Review No. PR11-0006, KTV Musicland

**APPLICATION SUMMARY:** A three-month permit review of a 2,400 square foot karaoke establishment.

**LOCATION:** 788 Barber Lane (APN: 86-01-035)  
**APPLICANT:** Joe Zheng, 2656 Sommersville Road, Antioch, CA 94509  
**OWNER:** Ulferts Center (USA) Inc., 668 Barber Lane, Milpitas, CA 95035, Attn: Karen Kam

**RECOMMENDATION:** Staff recommends that the Planning Commission direct staff to note receipt and file

**PROJECT DATA:**  
**General Plan/Zoning:** General Commercial (GNC)/General Commercial (C2)  
**Overlay District:** Site and Architectural Overlay  
**Project Site Area:** 3.04 acres  
**Tenant Space:** 2,400 square feet

**CEQA Determination:** Categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities)

**PLANNER:** Cindy Hom, Assistant Planner

**PJ:**

**ATTACHMENTS:**  
A. August 10, 2011 Planning Commission Staff Report  
B. August 10, 2011 Planning Commission Meeting Minutes  
C. Assessment of Compliance with Conditions of Approval  
D. November 30, 2011 Site Inspection Photos

# LOCATION MAP



No scale

**BACKGROUND**

At August 2011, the Planning Commission received a report on permit review on the operations of an existing 2,400 square foot karaoke establishment located within the Ulfert's Center located at 788 Barber Lane and recommended another three month review. A copy of the August 10, 2011 Planning Commission Staff report, attachments, and meeting minutes are provided in Attachment A through C.

This report summarizes the three month review of the operations of KTV Musicland since August 2011. The purpose of the review is to monitor compliance with conditions of approval. For this review, staff conducted site visits and consulted with the Police Department for calls for service during the last three months which is discussed further in the staff report.

***Site Description and Conditional Use Permit Approval***

The karaoke establishment is located within the Ulfert's Shopping Center located at 788 Barber Lane. The site is zoned General Commercial with a Site and Architectural overlay (C2-S) and is surrounded by Cisco Systems corporate campus to the west, commercial and potential residential uses to the north, and a large day care facility to the south. A vicinity map of the subject site location is included on the previous page.

Currently, the conditional use permit allows for a 2,400 square foot karaoke establishment that operates seven days a week between the hours of 4:00pm and 2:00am without food and alcohol service. The approved floor plan includes a front reception area and nine karaoke rooms.

**PERMIT REVIEW**

Staff conducted recent inspections to verify compliance with conditions of approval and to also observe the operations of the facility. Based on staff's visit, the site is in compliance with the approved floor plan and conditions of approval. According to the Police Department there were no reported service calls during this review period. A copy of the most recent site inspections on 11/30/11 are provided in Attachment D.

**RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission note receipt and file report.

**ATTACHMENTS:**

- A. August 10, 2011 Planning Commission Staff Report
- B. August 10, 2011 Planning Commission Meeting Minutes
- C. August 10, 2011 Attachment
- D. November 30, 2011 Site Inspection Photos



# MILPITAS PLANNING COMMISSION AGENDA REPORT

Meeting Date: August 10, 2011

## NEW BUSINESS

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**APPLICATION:** Permit Review No. PR11-0004, KTV Musicland

APPLICATION  
SUMMARY:

A six-month permit review of a 2,400 square foot karaoke establishment.

LOCATION:

788 Barber Lane (APN: 86-01-035)

APPLICANT:

Joe Zheng, 2656 Sommersville Road, Antioch, CA 94509

OWNER:

Ulferts Center (USA) Inc., 668 Barber Lane, Milpitas, CA 95035, Attn:  
Karen Kam

**RECOMMENDATION:** Staff recommends that the Planning Commission direct staff to  
1) note receipt and file; and  
2) direct staff to conduct a three month review

PROJECT DATA:

General Plan/Zoning:

General Commercial (GNC)/General Commercial (C2)

Overlay District:

Site and Architectural Overlay

Project Site Area:

acres

Tenant Space:

2,400 square feet

CEQA Determination:

Categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities)

PLANNER:

Cindy Hom, Assistant Planner

PJ:

ATTACHMENTS:

A. December 8, 2010 Planning Commission Staff Report  
B. December 8, 2010 Planning Commission Meeting Minutes  
C. Assessment of Compliance with Conditions of Approval

# LOCATION MAP



No scale

## **BACKGROUND**

Pursuant to condition of approval 30, of Resolution 08-056, in February 2011, the Planning Commission received a report on permit review on the operations of an existing 2,400 square foot karaoke establishment located within the Ulfert's Center located at 788 Barber Lane. As a result of that review, the Commission required a subsequent six month review. A copy of the February 23, 2011 Planning Commission Staff report and meeting minutes are provided in Attachment A and B.

This report summarizes the six month review of the operations of KTV Musicland since February. The purpose of the review is to evaluate the operations and monitor compliance with conditions of approval. For this review, staff conducted site visits and consulted with the Police Department for calls for service during the last six months which is discussed further in the staff report.

### ***Site Description and Conditional Use Permit Approval***

The karaoke establishment is located within the Ulfert's Shopping Center located at 788 Barber Lane. The site is zoned General Commercial with a Site and Architectural overlay (C2-S) and is surrounded by Cisco Systems corporate campus to the west, commercial and potential residential uses to the north, and a large day care facility to the south. A vicinity map of the subject site location is included on the previous page.

Currently, the conditional use permit allows for a 2,400 square foot karaoke establishment that operates seven days a week between the hours of 4:00pm and 2:00am without food and alcohol service. The approved floor plan includes a front reception area and nine karaoke rooms.

## **PERMIT REVIEW**

Staff conducted recent inspections to verify compliance with conditions of approval and to also observe the operations of the facility. However, during a recent patrol of the facility by the Milpitas Police Department in July, the operations of the facility were found in noncompliance with the below conditions:

1. The hours of operations for the facility shall be limited to 4 P.M. to 2 A.M., Monday through Sunday. All patrons must be off the premises within 30 minutes after the facility's closure. (P)
2. No alcoholic beverages may be consumed within or outside of the karaoke facility. (P) No alcoholic beverages may be consumed within or outside of the karaoke facility. (P)

This is the second occurrence for operating beyond the permitted hours of operation and the fourth occurrence with on-site consumption of alcohol. While the house rules (complying with the condition of approval) are clearly stated that no alcoholic beverages are permitted onsite, staff will continue to work with the operator and encourage that the operator institute bag checks to ensure that customers do not bring alcohol into the facility. Given these continuing violations, staff recommends another three month review.

## **RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission note receipt and file report and direct staff to schedule a three month review with a public hearing.

## **ATTACHMENTS:**

- A. February 23, 2011 Planning Commission Staff Report
- B. February 23, 2011 Planning Commission Meeting Minutes
- C. Assessment of Compliance with Conditions of Approval

**APPROVED**

**PLANNING COMMISSION SUBCOMMITTEE MINUTES**

**August 10, 2011**

**I. ROLL CALL**

Present: Mohsin and Tabladillo  
Staff: Andrade and Brown

**1. MINOR SITE  
DEVELOPMENT  
PERMIT NO.  
MS11-0029**

Tiffany Brown, Assistant Planner, presented a request to operate a two day festival with amplified sound located at Cardoza Park Track Site located at 1325 E. Calaveras Blvd. Ms. Brown recommended approving Minor Site Development Permit No. MS11-0029 subject to the conditions of approval.

**Motion** to approve Minor Site Development Permit No. MS11-0029 subject to the conditions of approval.

M/S: Tabladillo, Mohsin

AYES: 2

NOES: 0

**II. ADJOURNMENT**

This meeting was adjourned at 6:52 p.m.

**APPROVED**

**PLANNING COMMISSION MINUTES**

**August 10, 2011**

- I. PLEDGE OF ALLEGIANCE** Chair Mandal called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.
- II. ROLL CALL/SEATING OF ALTERNATE**
- Present: Larry Ciardella, Sudhir Mandal, Zeya Mohsin, Gurdev Sandhu, Noella Tabladillo, Steve Tao, and Mark Tiernan
- Absent: John Luk
- Staff: Ah Sing, Andrade, Brown, Hom, Lindsay, and Otake
- III. PUBLIC FORUM** Chair Mandal invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendize the matter for a future meeting.
- There were no speakers from the audience.
- IV. APPROVAL OF MINUTES**  
July 27, 2011
- Chair Mandal called for approval of the minutes of the Planning Commission meeting of July 27, 2011.
- There were no changes to the minutes.
- Motion** to approve the minutes of July 27, 2011 as submitted.
- M/S: Tabladillo, Sandhu
- AYES: 4
- NOES: 0
- ABSENT: 3 (Commissioners Ciardella, Tao, and Tiernan at CUPS Joint Subcommittee Meeting)
- ABSTAIN: 0
- V. ANNOUNCEMENTS** There were no announcements from Staff or the Commission.
- VI. CONFLICT OF INTEREST** Assistant City Attorney, Bryan Otake, asked if any member of the Commission has any personal or financial conflict of interest related to any of the items on tonight's agenda. There were no Commissioners who identified a conflict of interest.
- VII. APPROVAL OF AGENDA** Chair Mandal asked whether staff or the Commission have any changes to the agenda.
- There were no changes to the agenda.
- Motion** to approve the agenda as submitted.
- M/S: Tabladillo, Sandhu
- AYES: 4

**APPROVED**

**Planning Commission Minutes**

August 10, 2011

NOES: 0

ABSENT: 3 (Commissioners Ciardella, Tao, and Tiernan at CUPS Joint Subcommittee Meeting)

ABSTAIN: 0

## VIII. CONSENT CALENDAR

Chair Mandal asked whether staff, the Commission, or anyone in the audience wish to remove or add any items to the consent calendar.

There were no changes to the Consent Calendar.

**Motion** to approve the Consent Calendar as submitted.

M/S: Mohsin, Sandhu

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

- 1. PERMIT REVIEW NO. PR11-0002:** A twelve-month review of the operations of Seasons Marketplace Shopping Center located at 1535 Landess Avenue (APN: 088-35-017) zoned General Commercial with Site and Architectural Overlay (C2-S). Applicant: Dinna Bayangos. Staff Contact: Cindy Hom (408) 586-3284. PJ # 2545. (*Recommendation: Note, receipt, and file.*)
- 2. PERMIT REVIEW NO. PR11-0004:** A permit review of the operation of Conditional Use Permit No. UA08-0004 which allows for a 2,400 square foot karaoke establishment located at 788 Barber Lane (APN: 086-01-035) zoned General Commercial with Site and Architectural Overlay (C2-S). Applicant: Joe Zheng. Staff Contact: Cindy Hom (408) 586-3284. PJ # 2465. (*Recommendation: Note, receipt, and file; direct staff to conduct a three month review.*)
- 3. CONDITIONAL USE PERMIT NO. UP11-0015:** A request to operate a 1,525 square foot martial art studio within an existing commercial strip building located at 76 So. Park Victoria Drive. (APN: 088-04-078) zoned Neighborhood Commercial with Site and Architectural Review Overlay (C1-S). Applicant: Tony Tran. Staff Contact: Tiffany Brown (408) 586-3283. PJ # 2724. (*Recommendation: Adopt Resolution No. 11-037 approving the project subject to conditions of approval.*)
- 4. CONDITIONAL USE PERMIT NO. UP11-0018:** A request to operate a 20' x 8' mobile recycling unit located on the rear half of the property within the parking lot of an existing commercial building located at 81 Dixon Road. (APN: 026-05-021) zoned Neighborhood Commercial with Site and Architectural Review Overlay (C1-S). Applicant: Juan J. Ortega. Staff Contact: Tiffany Brown (408) 586-3283. PJ # 2730. (*Recommendation: Adopt Resolution No. 11-036 approving the project subject to conditions of approval.*)
- 5. CONDITIONAL USE PERMIT NO. UP11-0025:** A request to operate an approximate 600 square foot dental lab located at 1351 Jacklin Rd., (APN: 029-05-040) zoned Neighborhood Commercial with Site and Architectural Overlay (C1-S). Applicant: Francisca Narlock. Staff Contact: Cindy Hom (408) 586-3284.

**APPROVED**

**Planning Commission Minutes**

August 10, 2011

*(Recommendation: Adopt Resolution No. 11-034 approving the project subject to conditions of approval.)*

**IX. PUBLIC HEARING**

**1. SITE DEVELOPMENT  
PERMIT NO. SD11-0006  
AND CONDITIONAL  
USE PERMIT NO.  
UP11-0020**

Tiffany Brown, Assistant Planner, presented a request for an exemption to the General Development Policy for Gasoline Service Stations and Automotive Services Centers along with the demolition and remodel of an existing Gas Station located at 190 W. Calaveras Blvd. Ms. Brown recommended adopting Resolution No. 11-035 approving the project subject to conditions of approval.

Vice-Chair Tabladillo asked if there were any differences between the old application and this one. Ms. Brown stated the snack shop that was approved before was larger than what the applicant is requesting now. The car wash is larger now than before.

Commissioner Ciardella is concerned with noise. He asked if there were going to be trees to reduce the noise from the car wash. Ms. Brown stated the car wash will be enclosed.

Commissioner Tiernan asked if the car wash approved in the past. Ms. Brown stated yes.

Chair Mandal asked if the air and water going to be free. Mr. Lindsay stated the City does not have any ordinance requirements.

Vice-Chair Tabladillo asked if there is adequate room to use the first driveway from Calaveras Blvd. Ms. Brown stated yes there is adequate room.

Commissioner Tiernan asked if there have been any accidents at this site. Ms. Brown stated she is unaware of any accidents.

**Muthana Ibrahim, Architect, 2960 Camino Diablo, Walnut Creek, CA** stated he represents the owner of this project and will answer any questions the Commission might have. Mr. Ibrahim stated the site will have EVR canisters. The store and gas station will be 24 hours. The car wash will operate 8:00 a.m. to 8:00 p.m.

Commissioner Ciardella asked about noise. Mr. Ibrahim stated there will not be a lot of noise. Commissioner Ciardella asked if there are any trees at this site. Mr. Ibrahim stated yes.

Assistant City Attorney, Bryan Otake, stated in response to a previous question by the commission that there is a State law that a service station provides free water and air to only customers who make a purchase at a service station.

Commissioner Tao asked what type of car wash will there be. Mr. Ibrahim stated it is a full service car wash. Commissioner Tao asked if the restrooms be open to the public. Mr. Ibrahim stated yes.

Vice-Chair Tabladillo asked if the patron can see their vehicle being washed. Mr. Ibrahim stated the employee will be driving the vehicle into the tunnel.

Chair Mandal wants the site to be maintained well. This site is in a prime area of the City.

Commissioner Tao asked if alcohol will be sold at this site. Mr. Ibrahim stated the applicant did not apply to sell alcohol at this site. Commissioner Tao asked the number of trash cans will they have. Mr. Ibrahim stated what is required by State law.

Vice-Chair Tabladillo asked if it would be feasible to put a window so the patron can see their vehicle. Mr. Ibrahim stated it could be done.

Chair Mandal opened the public hearing.

**APPROVED**

**Planning Commission Minutes**

August 10, 2011

There were no speakers from the audience.

**Motion** to close the public hearing.

M/S: Tabladillo, Tiernan

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

**Motion** to adopt Resolution No. 11-035 approving the project subject to conditions of approval.

M/S: Tiernan, Ciardella

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

**X.  
ADJOURNMENT**

The meeting was adjourned at 7:50 p.m. to the next meeting of August 24, 2011.

Respectfully Submitted,

James Lindsay  
Planning & Neighborhood  
Services Director

Yvonne Andrade  
Recording Secretary

APPROVED  
Planning Commission Minutes  
August 10, 2011

**COMPLIANCE WITH CONDITIONS OF APPROVAL  
CONDITIONAL USE PERMIT AMENDMENT NO. UA08-0004**

1. The owner or designee shall develop the approved project in conformance with the approved plans approved by the Planning Commission on October 22, 2008, in accordance with these Conditions of Approval.

***Comment: Perpetual***

2. Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance.

***Comment: Complies. Based on staff's site inspection the facility is in substantial conformance with the approved floor plan.***

3. Conditional Use Permit Amendment No. UA08-0004 shall become null and void if the project is not commenced within 18 months from the date of approval. Pursuant to Section 64.04-2 of the Zoning Ordinance of the City of Milpitas, since the project requires the issuance of a building permit, the project shall not be deemed to have commenced until the date of the building permit is issued and a foundation is completed.

***Comment: The project is already vested and constructed.***

4. Pursuant to Section 64.04-1, the owner or designee shall have the right to request an extension of Conditional Use Permit Amendment No. UA08-0004 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein.

***Comment: The project is already vested and constructed.***

5. Planning approval is for 2,400 square foot tenant space denoted on the site and floor plan. The uses approved include 9 karaoke stations with no food or alcohol beverage service. The floor plan proposed for building permits shall substantially conform to the approved plans dated October 22, 2008 except as modified herein. (P)

***Comment: The project is already vested and constructed.***

6. Any changes to the use, business operations or modifications to the approved plans shall require a use permit amendment and Planning Commission review and approval. (P)

***Comment: Perpetual.***

7. The use at the facility shall not engage and/or render any services as defined in Section 13.04, Adult Businesses, of the Milpitas Zoning Ordinance. (P)

*Comment: Perpetual*

8. Proposed use shall comply with all Federal, State and local code requirements. (P)

*Comment: Perpetual*

9. Prior to business license issuance, the business owner must submit their background check to the Planning Division and Milpitas Police Department. (PC Sub)

*Comment: Complies. Demonstrated at nine- month review. No change in owner or operator.*

10. No alcoholic beverages may be consumed within or outside of the karaoke facility. (P)

*Comment: Noncompliance. On July 23, 2001, during a standard foot patrol, the Police Department found evidence of consumption of alcohol. See Attached Police Incident Report.*

11. The applicant shall maintain signs stating “No loitering or consumption of alcoholic beverages” on the exterior of the building and within the establishment. (P)

*Comment: Complies. See photos below.*



*Signs posted on the storefront window located on the northeast side of the tenant space.*



*Sign posted in the front lobby area near front desk station.*

12. The hours of operations for the facility shall be limited to 4 P.M. to 2 A.M., Monday through Sunday. All patrons must be off the premises within 30 minutes after the facility's closure. (P)

*Comment: Perpetual. See below photo of posted hours of operation.*

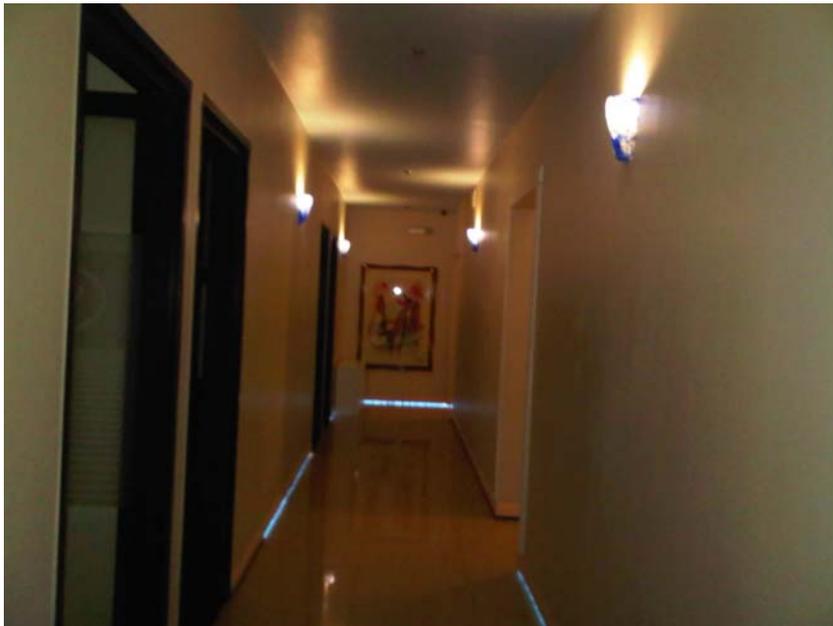


13. All patrons within and employees of the facility must be the age of 18 years or older. (P)

*Comment: Perpetual*

14. Lighting within the facility, especially within the hallways and all stations, shall be established and kept at a level not less than forty (40) watts per hundred (100) square feet of floor area to provide visibility and to ensure the safety of patrons, employees, security and emergency personnel. The established lighting within the facility will be subject to the review, modification and approval of the City's Police Department. (P)

*Comment: Complies. Demonstrated on building permit plans approved on 11/17/06. See photo below for illuminated hallway.*



15. Prior to building permit final, the applicant shall install tempered glass doors for all (9) karaoke rooms. Doors shall not include any locking devices. (PC)

*Comment: Complies. Demonstrated on building permit plans approved on 11/17/06. See photo of glass, tempered door.*



16. Prior to building permit final, the applicant shall install closed circuit video surveillance cameras in all (9) karaoke rooms and shall be maintained for no less than one-month or 30 days. Surveillance tapes shall be made available at any time to the Police Department upon request. (PC)

***Comment: Complies. Operator demonstrated video surveillance system and showed recording dating back to June 23, 2011 during staff site visit on July, 25, 2011.***

17. Surveillance equipment shall be operable and maintained at all times. Surveillance equipment shall not be down for more than two days. The Planning Director may require the applicant to cease operation until compliance with this condition of approval is met. (PC)

***Comment: Perpetual.***

18. Posters and signs shall be displayed in a manner that does not obstruct the view of the interior area from outside of the facility or directly into the individual karaoke rooms. (P)

***Comment: Perpetual***

19. The lobby is reserved for patrons waiting for service only. No exterior loitering shall be allowed. All patrons waiting for service must wait in the designated lobby. No waiting list may be maintained beyond the seating capacity provided in the lobby. (P)

***Comment: Perpetual***

20. The walls separating the establishment from adjacent commercial tenants shall employ effective noise attenuating devices to achieve a minimum standard transmission coefficient (STC) sound rating of 45-50. Such wall shall be soundproofed where no amplified music shall be audible on the exterior of the premises or adjoining tenant

spaces. Should the improvements installed not provide acceptable noise levels, or should the noise emanating from the establishment cause noticeable discomfort to adjacent tenants; the establishment may be required to install additional noise attenuating devices. In doing so, the applicant may be required to request the services of a professional consultant specializing in noise attenuating devices to mitigate such impacts. (P)

***Comment: Complies. Demonstrated on building permit plans approved on 11/17/06. No audible sound detected outside of the premise during site visit on 7/22/11 at 11:30PM.***

21. Should additional security measures be needed in order to address any public safety concerns arising from the business, the applicant shall provide those additional security measures as requested by the City's Police Department. (P)

***Comment: Perpetual***

22. The applicant shall work, as necessary, with the Police Department to review and upgrade (if necessary) surveillance equipment installed on site. Surveillance shall be provided for the front lobby and all hallway areas. Surveillance monitors will be located at the front lobby and will be monitored by the business operator at the site. The Police Department shall approve the proposed surveillance equipment prior to the issuance of a business license. The recorded surveillance tapes shall be kept for a period of no less than one month or 30 working days and made available to the Police Department upon request. (P)

***Comment: Complies. Surveillance cameras are provided in each karaoke room, hallways, lobby area, as well as the front and back door entrances. Operator demonstrated video surveillance system and showed recording dating back to June 23, 2011 during staff site visit.***



***Camera located near the front entrance.***



*Camera located in the lobby area.*



*Photo of Surveillance monitor located behind front desk area.*

23. All karaoke stations shall be limited to the approved appurtenances; no Internet service or online electronic gaming shall be allowed within these stations. (P)

***Comment: Perpetual***

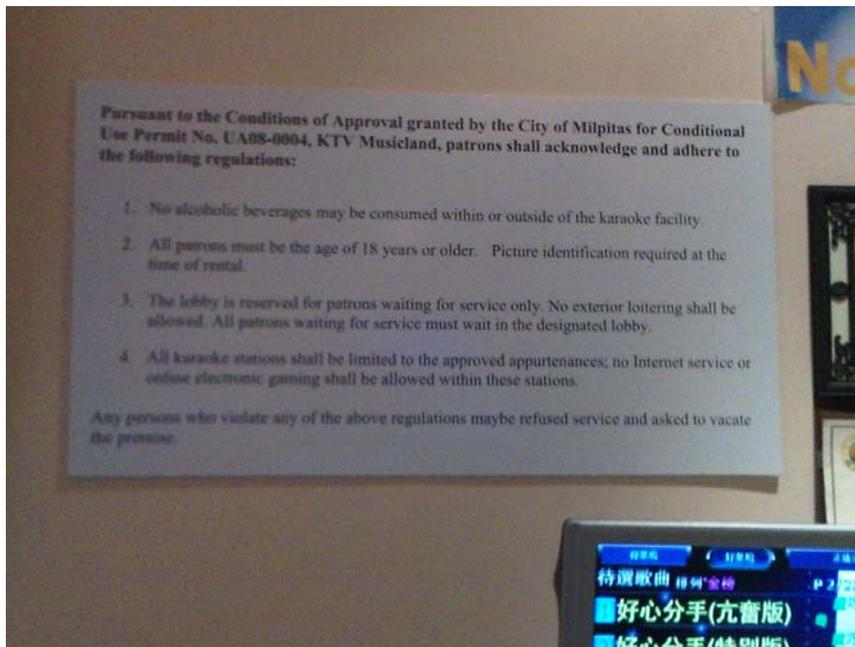
24. All patrons entering the facility must provide picture identification before engaging in the karaoke service rendered at the facility to ensure that those patrons are adhering to the

facility's regulations and conditions. A log must be kept at the facility. Such log shall be maintained for at least 120 days and surrendered to any city official upon request. The log shall include the patron's name, a state license/identification number, date and time service rendered, and specific station within the facility retained for the service. (P)

**Comment: Perpetual**

25. All conditions applicable to patrons, particularly the stated prohibitions included in these "Conditions of Approval", of the facility incorporated herein shall be conspicuously posted in the front lobby area in a sign at the entrance with lettering of at least two (2) inches in size. (P)

**Comment: Complies. See photo below.**



26. This report and its conditions shall be kept on the premises and made available to any officer/employee of the City upon request. (P)

**Comment: Complies. A copy of the conditions of approval was provided to staff upon request.**

27. Should the City receive any complaints arising from the facility's use and/or an indication that the facility's use has resulted in an increased need for service calls from emergency personnel (i.e., the Police Department), the Planning Director shall be authorized to refer this use permit to the Planning Commission. The Planning Commission may require modifications to the facility's "Conditions of Approval", or revoke the permit entirely, if it has been found that the use has caused a substantial adverse impact on the community. (P)

**Comment: Perpetual.**

28. Applicant shall provide Police Department with an Emergency Contact database that consist of after hours contact information for responsible parties of the business in the event of an emergency or when the employee cannot reach a manager or business owner. The applicant shall submit any changes within two weeks utilizing the Police Department procedures. (PD)

*Comment: Complies. Demonstrated at 9 month review. No change in owner or operator.*

29. The Operator shall lock the front doors at closing to prevent people from enter the business after hours. People can be let out under the control of employees. (PD)

*Comment: Perpetual*

30. The project shall be subject to six months review until the Planning Commission deems them unnecessary. The applicant shall submit all the necessary public hearing materials and fees to the Planning Division. (P)

*Comment: Perpetual.*

31. The operator or designee shall develop a training manual that ensures that staff is properly trained on how to effectively handle emergency situations. A copy of this procedure manual shall be submitted to the Planning Division. Adequacy of the manual shall be determined by Planning staff. Any revisions to the manual shall be submitted to the Planning Division. (P, PC)

*Comment: Complies. See Exhibit 1.*

32. The applicant shall install an adequately sized window to allow for visual inspection of the VIP room. The window shall be installed within 30-days from the Planning Commission approval of the amendment to allow for storefront window blinds.

*Comment: Perpetual*



VIP RM



RM 2



RM 3



RM 4



RM 5



RM 6



RM 7



BEVERAGE COOLER



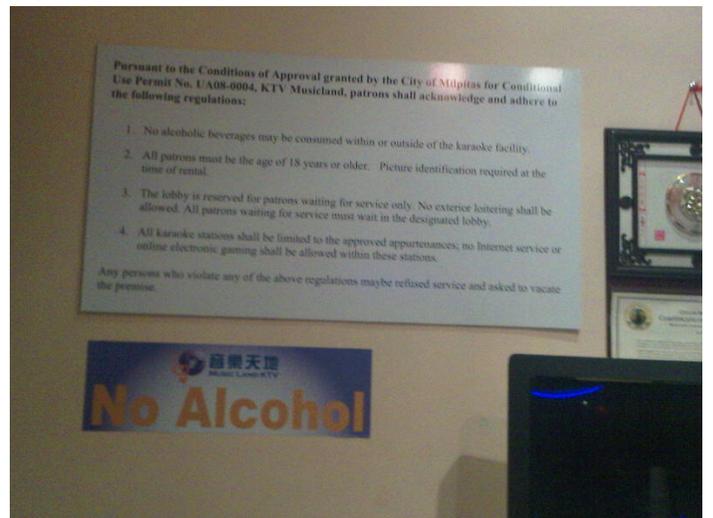
RM 8



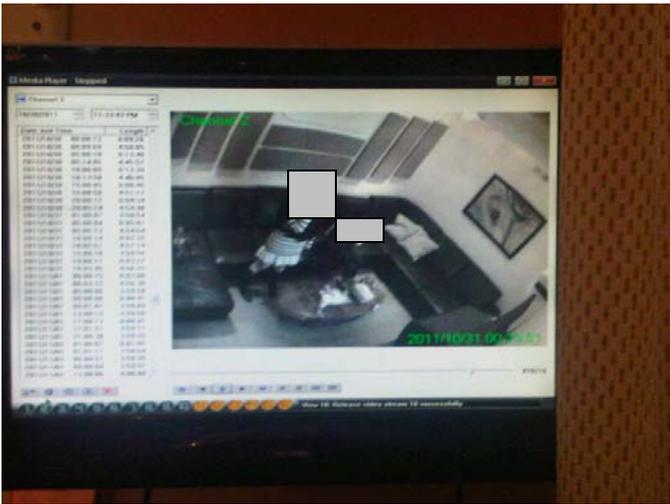
SURVEILLANCE CAMERA



RM 9



SIGNAGE



VIDEO RECORDING