

Conditions of Approval

PLN2019-14125

GENERAL

- G1. Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against the City by reason of its approval of developer's project.
- G2. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with all building code requirements and conditions thereof.
- C2. The Director of Community Development may refer the Use Permit to the Planning Commission at any time to consider the initiation of revocation proceedings if the conditions of approval are violated or the operation is inconsistent with the approved project description. In addition, if complaints are received by the City with respect to this use, staff shall provide a review of the Use Permit to the Planning Commission within three months for consideration of revocation proceedings.
- C3. The hours of operation shall be limited to the hours of 6 a.m. to 10 p.m. every day. Hour of operation may not be expanded unless approved by the Planning Commission prior to commencing alternative hours of operation.
- C4. Applicant is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- C5. Massage services are strictly prohibited at this location and/or associated with the spa use.
- C6. Any form of employee/patron physical contact that can occur similar to "jimjibang" treatment including but not limited to services such as body scrubbing or other similar treatment to massage is prohibited unless reviewed and approved by the Police Department.

POLICE DEPARTMENT

- PD1. Applicant shall contact the Santa Clara Police Department 'Permits' unit (408-615-4868) for regulated activity special licensing requirements.
- PD2. The business shall undergo a 6 month and 1-year review, , Nuisance Violations and police service calls.
- PD3. The hours of operation are from 6 a.m. to 10 p.m. The hours were determined after meeting with the SCPD Nuisance Suppression Unit, Community Services Unit and SCPD Permit Officer.
- PD4. Applicant shall contact the Santa Clara Police Department 'Intelligence' unit (408-615-4849) for entertainment permit requirements.
- PD5. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should

be given to exterior areas that are or contain value targets, such as a product display lot, company vehicle parking area, etc.

PD6. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.

PD7. The applicant shall strive to create an atmosphere that will neither attract nor cater to the underage crowd.