

CONDITION COMPLIANCE REPORT
Case No. 1985-1216-CUZ
Hillel 818
17729 W. Plummer Street, 91325
(Hyperlink^{1/})

1. **That the use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A".**

Compliance as confirmed by review of Department of Building and Safety issuance of Certificate of Occupancy [VN000942/86](#) and submitted Plans.

2. **That all other use, height and area regulations of the Municipal Code be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.**

Compliance as confirmed by review of Department of Building and Safety issuance of Certificate of Occupancy [VN000942/86](#) and submitted Plans.

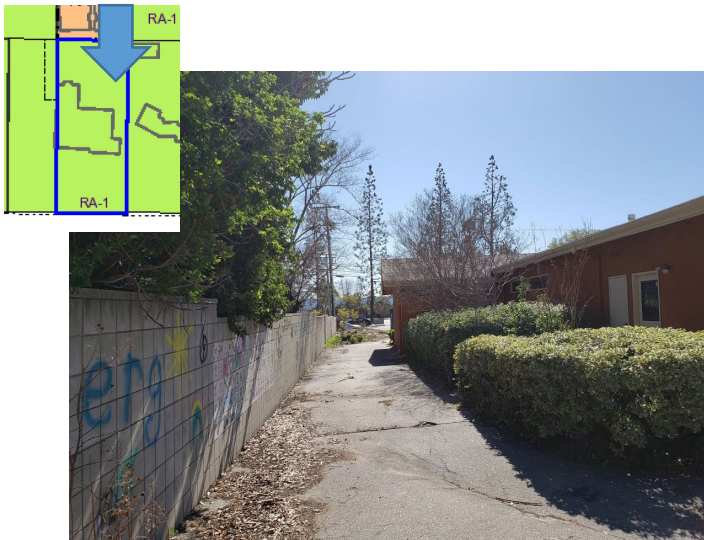
3. **That the authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in his opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.**

To Be Determined by the Decision-maker.

4. **That all open areas of the property, including any parkways, not designated for a specific use under this application shall be attractively landscaped. Landscaping shall consist of adequate surface cover such as lawn or ivy appropriately interspersed with trees and/or shrubs. Further, these open areas shall be equipped with a well-designed water sprinkling system which shall be installed prior to the issuance of any certificate of occupancy for the use of the property under the subject application. All open areas shall be kept free of weeds, litter, or waste matter of any type so that the entire premises will be maintained in an attractive and safe condition at all times.**

Compliance as confirmed by review [Submitted Plans](#) and photographs (landscape has been altered due to construction).

^{1/} Hyperlink enables readers to review desired documents and return to the Project Analysis and Justification Report. All files must be in the same folder (download the contents of the CD) and use Adobe Reader or Acrobat for seamless integration of the documents.



5. That the applicant shall dedicate and improve all streets and highways adjoining the subject ownership, including street trees, street lights to the satisfaction of the Bureau of Engineering and with fire hydrants provided to the satisfaction of the Fire Department or such improvements suitably guaranteed at no cost to the City.

Compliance as confirmed by review of Department of Building and Safety issuance of Certificate of Occupancy [VN000942/86](#) and submitted Plans.

6. That 38 on-site parking spaces shall be maintained on the site.

Compliance as confirmed by review of Department of Building and Safety issuance of Certificate of Occupancy [VN000942/86](#) and submitted Plans.

7. That any signs displayed on the premises shall be limited to a conservative identification or directional type only, in keeping with the sign provisions of Section 12.21-A, 7 of the Municipal Code, and shall be submitted to and approved by the Office of Zoning Administration prior to the installation.

Compliance as confirmed by review of Department of Building and Safety issuance of Certificate of Occupancy [VN000942/86](#) and photographs.



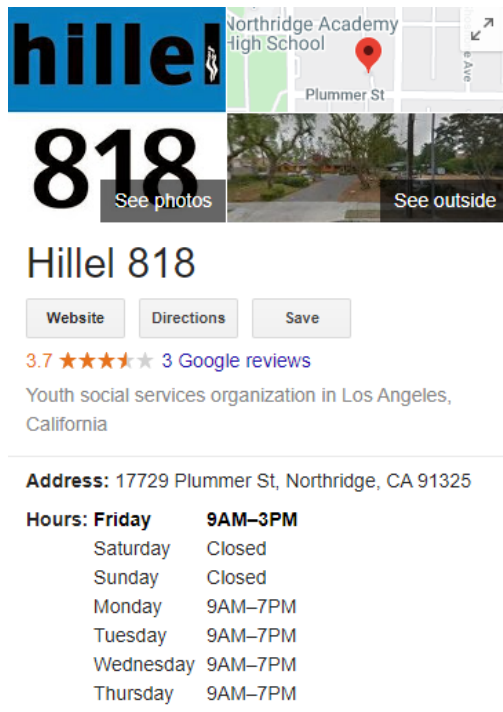
8. That in the event a caretaker is required on the premises, no more than two persons shall utilize the premises for a permanent residence, and that no more than four persons shall occupy the premises for overnight accommodations.

Compliance. There is no caretaker on the premises as confirmed Applicant

9. That the premises shall be used only by persons who are employees, members or guests of the Hillel Council. Further, that said persons having occasion to enter the premises shall be instructed to park their automobiles in the off-street parking area provided, rather than on adjacent public streets.

Compliance as confirmed Applicant

10. That any group activities shall be conducted only during the hours of 7 a.m. to 10 p.m., Sunday through Thursday, inclusive, 7 a.m. Friday to 1 a.m. Saturday, and 7 a.m. Saturday to 1 a.m. Sunday.



Compliance as confirmed by screenshot from the internet.

11. That the occupancy of the involved counseling center shall not exceed that permitted by the Department of Building and Safety but in no event shall said occupancy exceed 160 patrons.

Compliance as confirmed by review of Department of Building and Safety issuance of Certificate of Occupancy [VN000942/86](#) and submitted Plans.

12. That any further expansion of the involved counseling center including, but not limited to, the construction of new buildings or addition to existing buildings, shall be strictly prohibited.

Compliance No construction has resulted in additional square footage beyond that approved pursuant to Case No. 1985-1216-CUZ. Tenant improvements are in construction pursuant to [BP 19016-20000-29392](#).

13. That a 6-foot-high solid masonry wall shall be constructed along the northerly rear lot line and the easterly and westerly side lot lines of the site.

Compliance as confirmed by viewing photographs in Condition No. 4, above.

14. That upon taking advantage of the privileges herein authorized by construction of the improvements requested, this determination shall in all respects supersede the previous determination on the site under case Nos. ZA 19375, ZA 20926, and ZA 84-0083, with said determination rendered null and void.

To Be Determined by the Decision-maker.

15. That prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in this determination shall be recorded by the property owner in the County Recorder's Office; the agreement will run with the land and be binding on any subsequent owners, heirs or assigns. Furthermore, the agreement must be submitted to the Office of Zoning Administration for approval before being recorded; after recordation, a copy bearing the Recorder's number and date must be furnished the Office of Zoning Administration for attachment to the file.

Compliance uncertain Unable to locate

16. The use hereby authorized is conditional upon the privileges' being utilized within 180 days after the effective date hereof, and if they are not utilized or construction work is not begun within said time and carried on diligently to completion this authorization shall become void and any privilege or use granted hereby shall be deemed to have lapsed unless a Zoning Administrator has granted an extension of the time limit, after sufficient evidence has been submitted indicating that there was unavoidable delay in taking advantage of the grant. Once any portion of the privilege hereby granted is utilized, the other conditions thereof become immediately operative and must be strictly observed. Furthermore, this conditional use approval shall be subject to revocation in the manner as provided under Section 12.24, I of the Municipal Code if the conditions imposed are not strictly observed.

Compliance as confirmed by review of Department of Building and Safety issuance of Certificate of Occupancy [VN000942/86](#) and submitted Plans. and **To Be Determined** by the Decision-maker.