

**Conditions of Approval**  
**Modification of Conditional Use Permit No. 2015-09**  
**114 E. Peck Street (APN: 373-023-020)**

**GENERAL CONDITIONS**

1. The proposed Modification of Conditional Use Permit (CUP) No. 2015-09, consists of constructing a 570 square foot mezzanine in conjunction with the operation of "The Dream Center" within an existing 2,325 square foot building that provides administrative and executive offices, storage, and a multi-purpose room (gathering area) for the Adopt-a-Block Program and related volunteer activities on property located at 114 E. Peck Street (APN 373-023-020).
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees or Agents to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning the proposed project attached hereto.
3. Within 30 days of project approval, the applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department for inclusion in the case records.
4. The applicant shall submit a check in the amount of \$50.00 made payable to the County of Riverside for the filing of a Notice of Determination. The check shall be submitted to the Planning Division for processing within 48 hours of the project's approval.

**PLANNING DIVISION**

5. The Project Entitlement (Modification of Conditional Use Permit No. 2015-09) shall lapse and become void two (2) years following the date on which the modification of the conditional use permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the conditional use permit approval pursuant to subsections (B) and (C) of Lake Elsinore Municipal Code (LEMC) Section 17.168.080. Subject to the provisions of LEMC Section 17.168.130, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the conditional use permit application.
6. Graffiti shall be removed within 24 hours.
7. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.

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8. No outdoor storage shall be permitted at any time.
9. If any of the conditions of approval set forth herein fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation.
10. If operation of this use triggers concerns related to parking availability or noise creation within the vicinity of the subject property, at the discretion of the Community Development Director or designee, this Conditional Use Permit may be referred back to the Planning Commission for subsequent review at a public hearing.
11. A Temporary Use Permit or Special Event Permit, as applicable, shall be required for events outside the Dream Center building and shall be obtained prior to conducting such outdoor events on the subject property.
12. Dream Center operations and related activities shall not commence before 7:00 am or operate after 9:00 pm. (Amended by City Council January 26, 2016.)
13. Applicant shall obtain and maintain all requisite permits and licenses for the duration of the operation of the use.
14. The facility and all activities shall comply with all City, County, State and Federal regulations at all times.
15. No soup kitchen, feeding, food delivery, or commercial food services activities shall be conducted at any time. Special holiday feedings shall be subject to a Special Event Permit or Temporary Use Permit at the discretion of the Community\_Development Director or his designee. Feeding volunteers and advisory board members only during meetings or training is permissible.
16. No food pantry or food storage shall be permitted at any time on the subject property.
17. No showers may be installed.
18. No overnight sleeping or activities shall be permitted at any time.

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19. No loitering shall be permitted and the applicant shall post no loitering signs that number, location and size shall be reviewed and approved by the Community Development Director prior to occupancy.
20. Any proposed modifications including replacing the mezzanine shall require modification of the CUP pursuant to a public hearing before the Planning Commission prior to such modifications.
21. Exterior signs and lighting shall require plans, permits and approval by the Community Development Director prior to installation.
22. The Dream Center operations and activities shall comply with LEMC Chapter 17.176 Noise Ordinance at all times.
23. The Dream Center shall not constitute a Public Nuisance as set forth in LEMC Chapter 8.18.
24. Minor modifications to uses or activities may be approved administratively by the Community Development Director or designee. Modifications other than minor shall be subject to a Modification of the Conditional Use Permit at a public hearing before the Planning Commission.
25. ~~Conditional Use Permit (CUP) No. 2015-09 shall be brought back to the "City Council" for review within "six (6)" months. Upon review of the CUP the "City Council" may 1) Receive and file; 2) Direct staff to bring back the CUP within twelve (12) months for further review; 3) Direct staff to schedule a public hearing for consideration of modification or revocation of the CUP. (Amended by City Council January 26, 2016.)~~

**BUILDING AND SAFETY**

26. Any and all existing or proposed public areas shall be made accessible in accordance with the Americans with Disabilities Act (ADA) requirements.
27. Any and all improvements shall be in compliance with the 2016 editions of the California Building, Plumbing and Mechanical Codes, 2016 California electrical Code, California Administrative Code, 2016 California Energy Codes, 2016 California Green Building Standards, California Title 24 Disabled Access Regulations and the Lake Elsinore Municipal Code.
28. The developer shall comply with all Municipal Code provisions regarding construction debris removal and recycling as set forth in Chapter 14.12 (Construction and Demolition Waste Management) of the Lake Elsinore Municipal Code.

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29. All department approvals and fees shall be paid prior to the issuance of building permits or occupancy.
30. Three (3) sets of plans shall be submitted for building for plan check on all Tenant Improvements.
31. The maximum number of persons shall not exceed one hundred forty-nine (149) persons at any one time otherwise Occupancy provisions set forth in the California Building Code may require building and fire improvements.

**PUBLIC WORKS/ENGINEERING DIVISION**

32. Construction and cleanup activities conducted either on or off site shall include implementation of best management practices to prevent the illegal discharge of pollutants associated with construction activity (i.e. dirt, concrete waste, paint, trash)
33. In accordance with the City's Franchise Agreement for waste disposal & recycling, CR&R shall be used for removal and disposal of all waste material and recycling.
34. Any activity, sign placement, etc. conducted and/or sponsored by the Dream Center that takes place in the public right of way (i.e. streets/sidewalks) shall be covered by an Encroachment Permit.

**CITY OF LAKE ELSINORE FIRE MARSHAL**

**General Conditions**

35. **Lake Elsinore Fire Protection Planning Office Responsibility** - It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (CUP 2015-09) is required on all correspondence. Questions should be directed to the Riverside County Fire Department, Lake Elsinore Fire Protection Planning Division at 130 S. Main Street, Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225. The following fire department conditions shall be implemented in accordance with the Lake Elsinore Municipal Code and the adopted codes at the time of project building plan submittal, these conditions are in addition to the adopted code requirements.

**Prior to Building Permit Issuance**

36. **Plan Check Fee** - Building plan check fee made payable to the "City of Lake Elsinore", and shall be submitted to the Fire Department at the time of plan submittal.

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Prior to Building Final Inspection

37. **Designated Fire Lanes** - The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.
38. **Knox Rapid Entry Box** – A rapid entry Knox Box shall be installed on the outside of the building. Key(s) shall have durable and legible tags affixed for identification of the correlating tenant space. Special forms are available from this office for ordering the Knox Box. If the building/facility is protected with a fire alarm or burglar alarm system, it is recommended that the lock box be “tamper” monitoring.
39. **Fire Extinguishers**- Minimum install portable fire extinguishers complying with Section 906 of the 2013 California Fire Code with a minimum rating of 2A-20BC and signage. Fire extinguishers located in public areas shall be in recessed cabinets mounted 48” (inches) to center above floor level with maximum 4” projection from wall. Contact Fire Department for proper placement of equipment prior to installation.

**ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)**

40. Customer will need to apply for a Will Serve/Service Commitment Letter.
41. Verify if additional fixtures are proposed. Specify if the kitchen or restroom are new.