

EXHIBIT "A"

Conditional Use Permit No. CUP-142-04

9510 Katella Avenue

CONDITIONS OF APPROVAL

General Conditions

1. The applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of an ABC license. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the Planning Commission.
2. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
3. Modifications which do not change the intent of the project may be approved by the Community Development Director. If major modifications are made in the proposed development that result in the intensification of the project or create impacts that have been previously addressed, a new Conditional Use Permit application shall be filed which reflects the revisions made.

Public Works Street Division

4. The applicant shall comply with the City's Anti-Graffiti Ordinance as a Best Management Practice.

Police Department

5. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
6. Hours of operation shall be permitted only between the hours of 7:00 a.m. to 2:00 a.m., seven days a week.
7. There shall be no customers or patrons in or about the premises when the establishment is closed.
8. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California

licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.

9. Alcoholic beverages in containers of 16 ounces or less shall not be sold in single containers, and shall be sold in manufactured, pre-packaged, multiple unit quantities.
10. All pay phones located adjacent to the premises shall be limited to out-going calls only. This condition shall be complied with within 30 days following approval of this application.

Community Development Department

11. Approval of this Conditional Use Permit will allow the applicant to operate the existing business with an ABC License. There shall be no additional changes in the design of the floor plan without the approval of the Community Development Department, Planning Division. Any additional changes in the approved floor plan, which have the effect of expanding or intensifying the present use, shall require a new Conditional Use Permit.
12. The sale of alcoholic beverages for consumption on the premises is prohibited.
13. No outside display of merchandise shall be permitted at any time.
14. A prominent, permanent sign, stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES," shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the store's entrance, and shall also be visible to the public.
15. There shall be no more than three (3) incidental amusement devices on the premises at any time. The incidental amusement devices shall be subject to the approval of the Community Development Department, Planning Services Division, and shall be limited to video game type devices.
16. Any adult merchandise (books, magazines, videos) shall be kept under the control of the management, behind the cashier's counter, and must be segregated and screened from minors.
17. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.

18. There shall be no deliveries to or from the premises between the hours of 10:00 p.m. and 7:00 a.m., seven days a week.
19. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
20. Graffiti shall be removed from the premises and all parking lots under the control of the licensee and/or the property owner within 120 hours upon notification.
21. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
22. No roof-mounted mechanical equipment shall be permitted unless a method of screening, complementary to the architecture of the building, is approved by the Community Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
23. The applicant/property owner shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.
24. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Division. No advertising material shall be placed thereon.
25. The applicant/property owner shall improve and maintain all existing landscaped areas on the property.
26. All property maintenance deficiencies, subject to sections 9.16.180, 9.16.240(I), and Article VI of Chapter 9.24 of the Municipal Code, shall be corrected by the property owner to the satisfaction of the Neighborhood Improvement Manager prior to the final City clearance for this Conditional Use Permit.
27. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.

28. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division, prior to issuance of a building permit.
29. The applicant shall repair the existing pole sign by replacing the missing letter.
30. The applicant shall obtain proper building permit approval for the existing "Melodia's" wall sign.
31. The applicant shall appropriately dispose of all cardboard boxes generated from the store. The rear, south side of the building, shall be kept free of all boxes, trash and debris. No outside storage shall be permitted in this area.
32. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. The applicant is required to remove all excessive window signage within 24 hours of this approval.
33. In accordance with Municipal Code Section 9.16.180, the applicant/property owner shall maintain landscaping, irrigation systems, mow sodded areas, prune all hedges and shrubs, and remove litter from the property. The applicant/property owner shall re-plant the sections of dead or missing sod located on the north side of the property.
34. A copy of the resolution, approving Conditional Use Permit No. CUP-142-04 shall be kept on the premises at all times.
35. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-142-04, and his/her agreement with all conditions of the approval.
36. The Conditional Use Permit shall be reviewed one year from the date of this approval, and every three (3) years thereafter in order to determine if the business is operating in compliance.