EXHIBIT B

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #9-24

GENERAL CONDITIONS

GC 1. The applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgment.

GC 2. The applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, codes, and ordinances for the ongoing business operations.

GC 3. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.

GC 4. The floor plan layout shall be in accordance with the plans approved by the Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision.

GC 5. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.

GC 6. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorneys' fees.

CONDITIONAL USE PERMIT

CUP1. Conditional Use Permit #9-24 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code (GMC).

Utilization shall mean the issuance of an amusement arcade establishment permit by the Community Development Department.

PLANNING

PL1.   The applicant is permitted to operate an amusement arcade within the facility shown on Exhibit A and shall comply with all provisions under Gardena Municipal Code (GMC) Chapter 5.12 and 18.64. Any violation of the regulations under GMC Chapter 5.12 and 18.64 may result in the revocation of Conditional Use Permit #9-24.

PL2.   The applicant shall provide a copy of this conditional use permit to the Community Development Department and obtain the appropriate permits and licenses referenced under GMC Chapter 5.12.

PL3.   The applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.

PL4.   The applicant shall ensure that any proposed signage shall meet the necessary requirements put forth by the Chapter 18.58 of the Gardena Municipal Code.

PL5.   The applicant shall ensure that no school-age person, under the age of 18, shall operate, or be allowed to operate, a device during a time when such person is required to be attending school.

PL6.   The applicant shall post readily visible signs on or near every amusement device and at the entry or entries of every amusement arcade prohibiting the use of such amusement devices by persons who are required to be in school during school hours.

PL7.   Arcade games are prohibited from offering cash prizes. Prizes for games must include tangible items such as stuffed animals, decals, keychains, children's toys, or other similar items.

PL8.   The applicant shall ensure that at least one (1) adult management attendant either within the room or such that they can easily see and directly supervise the operation of the devices during all business operating hours to maintain adult supervision.

BUILDING

BS1.   The project shall comply with all applicable portions of the City adopted version of the California Building Code (Title 24, California Code of Regulations), in effect at the time of permit application.

BS2.   The applicant shall comply with all applicable State and Federal accessibility codes.

BS3.   The applicant shall comply with all conditions set forth by other departments and agencies including but not limited to the Los Angeles County Health Department, Los Angeles County Fire Department, Planning, and Public Works.

BS4.   The applicant shall submit plans and specifications to the Building Division for review.

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION – MARCH 18, 2025

PC1.   The Applicant must adhere to all applicable provisions of the Gardena Municipal Code regarding amusement arcades, including Chapter 18.64.030 of the City's Zoning Title, which mandates the provision of adequate bicycle parking facilities. If in the future, there is a need for additional parking facilities for alternative transportation devices, the Applicant may be required to furnish additional parking facilities to accommodate the increased or changed need. The Community Development Director shall have the discretion to determine if the property owner or business owner is required to provide additional facilities at any time while this Permit is in effect.

Kiddleton Inc. certifies that he/she/it has read, understood, and agrees to the Project Conditions listed herein.

Kiddleton Inc., Representative

_____ _____
By   Date