

STAFF REPORT
PLANNING COMMISSION

FILE NO.: CP08-043

Submitted: 05/15/08

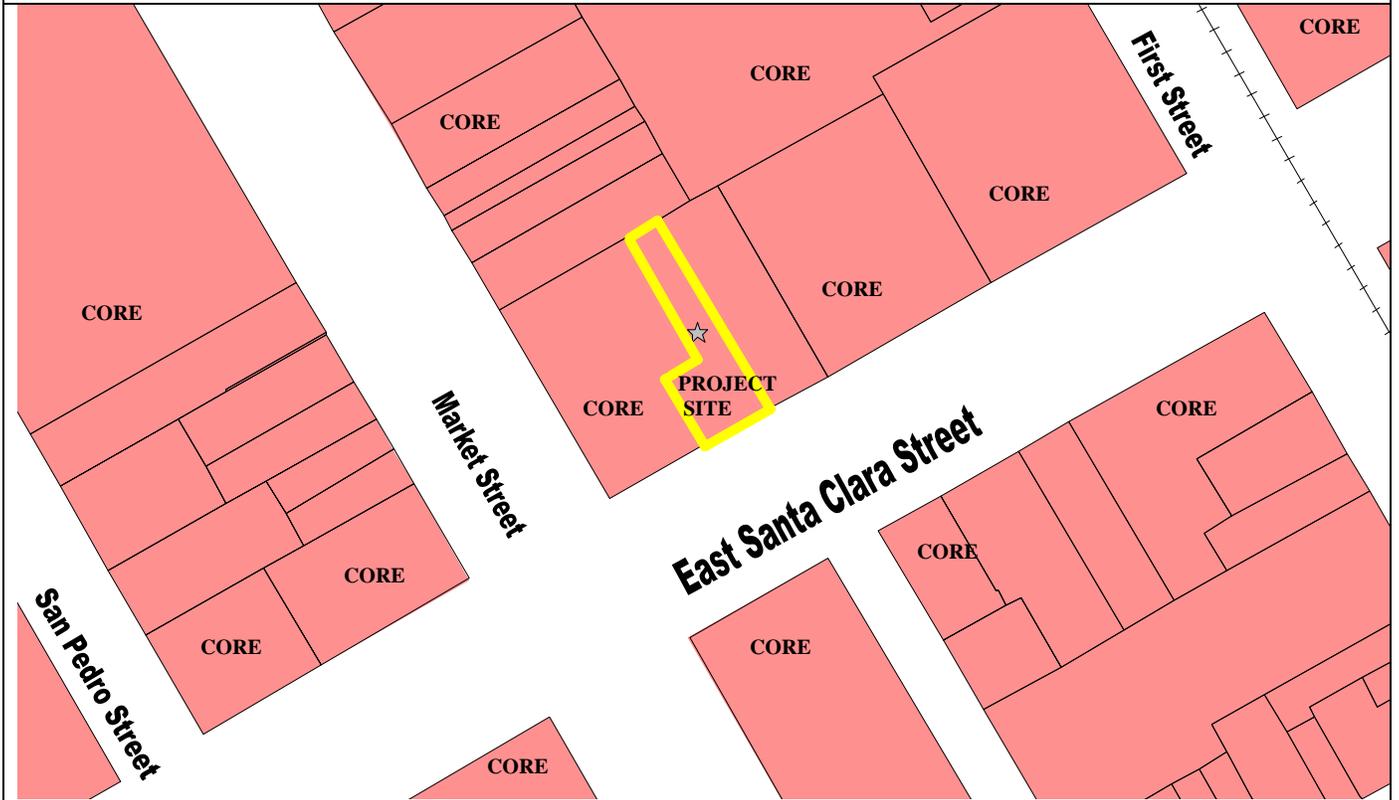
PROJECT DESCRIPTION: Conditional Use Permit to allow the continued operation of an existing drinking, and entertainment establishment and late night use until 2:00 a.m. daily on a 0.10 acre site.

LOCATION: North side of W. Santa Clara Street approximately 100 feet east of N. Market Street.

Existing Zoning	DC Downtown Primary Commercial
General Plan	Core Area
Council District	3
Annexation Date	Original City
SNI	N/A
Historic Resource	Yes
Redevelopment Area	N/A
Specific Plan	N/A



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends the Planning Commission approve the proposed Conditional Use Permit for the following reasons:

1. The project conforms to the San José 2020 General Plan in that entertainment and commercial uses, such as drinking and entertainment establishments, are intended uses in the Core Area.
2. The project furthers the Downtown Revitalization Major Strategy by promoting a mix of uses and attracting visitors to the downtown.
3. The project conforms to Council Policy 6-23, Guidelines for Evaluation of Nightclubs and Bars.

BACKGROUND

On May 15, 2008 the applicant, Mauricio Mejia of Station 81 Holdings, filed a Conditional Use Permit (CUP) application to allow a drinking, and entertainment establishment and late night use until 2:00 a.m. daily at 81 West Santa Clara Street. Station 81 Holdings currently operates the Vault Nightclub on the subject property under an existing Conditional Use Permit; file number RCP03-012, for a drinking and entertainment establishment with late night use until 2:00 a.m. The Planning Commission approved the Conditional Use Permit, file number RCP03-012, for a term of five years on May 28, 2003. The permit was set to expire on May 28, 2008. The approved permit required the timely application for renewal more than 90 days, and no greater than 180 days, prior to the date of expiration. The applicant has not met this requirement by filing a Conditional Use Permit Renewal Application on May 15, 2008, and therefore is not considered a timely renewal. As an untimely renewal, the application is reviewed as a new Conditional Use Permit.

Currently the building is undergoing repair of the exterior terracotta on the front facade, and the stone along the base of the building. The existing roof mounted flagpole and metal windows are also being repaired and repainted. In addition to these maintenance activities the owners are installing new glazing and two new vertical banner signs. These improvements have already been permitted through Historic Preservation Permit Adjustment file number, AD07-990, and Site Development Permit Adjustment AD07-991, and are not part of this Conditional Use Permit application.

Project Description

The proposed Conditional Use Permit is for the continued operation of a use permitted through an existing Conditional Use Permit, File No. RCP03-012, for a drinking and entertainment establishment with late night use until 2:00 a.m. daily at 81 West Santa Clara Street, currently Vault Ultra Lounge. The Vault Ultra Lounge occupies all of the 0.10 gross acre site, containing the San José Building and Loan Building, a City Landmark (HL91-55). It offers nightly entertainment in the form of dancing and DJ music. The general hours of operation are from 12:00 noon to 9:00 p.m. Monday and Tuesday, 12:00 noon to 2:00 a.m. Wednesday through Friday, and 9:00 p.m. to 2:00 a.m. on Saturday. The applicant is not proposing any change in use from that previously approved by Conditional Use Permit RCP03-012.

GENERAL PLAN CONFORMANCE

The subject site is designated Core Area on the San José 2020 General Plan Land Use/Transportation Diagram. The intent of the designation is to support a vibrant '24-hour' activity center for the City of San José that serves both as an employment center and as a focal point for cultural and recreational activities.

The Core Area designation allows office, retail, residential, and entertainment uses. The proposed use is consistent with the Core Area designation in that entertainment and commercial uses, such as a drinking establishment, are intended uses in the Core Area.

The proposed use also furthers the General Plan Downtown Revitalization Major Strategy. The strategy encourages new investment in, and around, the Downtown to create a prominent and attractive place with a vibrant mix of uses. The Vault Ultra Lounge as an entertainment venue housed in a restored City Landmark, continues to promote variety in the downtown and its physical and social vitality.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended, in that no expansion of the existing use is proposed.

ANALYSIS

The primary policies applicable for the review and analysis of this project are City Council Policy 6-27 for the Evaluation of 24-Hour Uses, and City Council Policy 6-23 Guidelines for the Evaluation of Nightclubs and Bars. Planning staff has reviewed this proposal for consistency with the relevant sections of these policies.

City Council Policy 6-27: Evaluation of 24-Hour Uses. The City Council Policy, Evaluation of 24-Hour Uses, is intended to assure compatibility of uses operating between 12:00 midnight and 6:00 a.m. with surrounding land uses. In regard to nightclubs and bars, the Policy states that uses under this category should meet the City Council Policy on the Guidelines for Evaluation of Nightclubs and Bars and that if it conforms to Council Policy 6-23 then it is in conformance with Council Policy 6-27.

City Council Policy 6-23: Guidelines for Evaluation of Nightclubs and Bars. The City Council Policy, Guidelines for Evaluation of Nightclubs and Bars, is intended to facilitate the evaluation process for individual permit applications by identifying the needed project characteristics that are necessary for approval. The applicable project characteristics from the policy are inserted in italics below.

Nightclubs should be encouraged throughout the Downtown Core to promote a diversity of uses provided that they do not adversely impact existing or planned residential uses, or conflict with other General Plan Goals and Policies.

The project proposes continuation of an existing public drinking and entertainment establishment and late night use until 2:00 a.m. daily. The subject site is located in the Downtown Core Area and the Downtown Primary Commercial Zoning District. The proposed nightclub should be generally compatible with the surrounding commercial uses, and there are no residential uses adjacent to the site. To the west of the site is an office building, and to the east is a bank. To the rear of the site is a large public parking lot. Across West Santa Clara Street are more office and commercial uses, including restaurants and cafes. The Zoning Ordinance requires no parking for a drinking and entertainment establishment in the DC Downtown Primary Commercial District and the project provides no parking on site.

New nightclubs should include sufficient space to accommodate queuing for patrons. This space should be provided on-site to the greatest extent possible. If the public right-of-way is proposed for queuing, a

management plan to control crowds and litter as well as to ensure adequate pedestrian circulation should be part of the nightclub proposal.

The San José Building and Loan Building was built with zero setbacks, therefore there is no space on-site for patron queuing, and queuing is proposed in the public-right-of-way. The site plan of the Vault Ultra Lounge identifies six feet in front of the building for patron queuing, which leaves nine feet of open sidewalk to allow pedestrian circulation. Staff has added a condition that the patron queue must be contained within the area as indicated on the approved plans. In addition the Vault Ultra Lounge Management and Operations Plan instructs staff that the patron queue is to be maintained at a maximum of two persons in width and not exceed the edge of the property. Stanchions are to be used to contain the queue and keep the walkway clear.

It is the responsibility of the Chief of Police to evaluate all bar and nightclub proposals to ensure the safety and security of both patrons and citizens. Conditions may be imposed to monitor bars and nightclubs and to discourage nuisance activities. These conditions may include such requirements as interior or exterior security guards, additional lighting, limited occupancy, and modifications or controls or procedures to increase effective law enforcement.

The Police Department indicates it is neutral toward this Conditional Use Permit renewal subject to conditions related to the operations involving security, noise, alcohol service and hours or entertainment, listed in the memorandum dated July 30, 2008. Planning staff has inserted the appropriate conditions into the draft resolution. The Police Department also reported that the Vault Ultra Lounge had been cited for repeatedly exceeding the occupancy limits provided by the San José Fire Department. In the Operations and Management Plan submitted for the Vault Ultra Lounge, the Security Manager and Manager on Duty are identified as responsible for ensuring the numbers of persons in the venue is counted and available at all times to ensure that the venue is within the posted capacity. Staff has included a condition that the occupancy of the venue must not exceed the maximum occupancy identified by the Fire Department. With the inclusion of this condition, if the venue is cited by Police or Fire Department for exceeding their occupancy, then it will also be a violation of their Conditional Use Permit.

Nightclub and bar operators should provide daily cleaning of the public right-of-way up to 200 feet from the property lines of the site of the facility. This cleaning should occur before 8:00 a.m. each day. Mechanical equipment used for outside maintenance, including blowers and street sweepers, etc., should not be used between 10:00 p.m. and 6:00 a.m. if the clean up occurs within 500 feet of existing residential uses.

The Draft Resolution contains a condition that requires the operator of the proposed use to clean the public right-of-way immediately adjacent to the subject site before 8:00 a.m. each day. The Property Business Improvement District (PBID) now in effect downtown provides sidewalk-cleaning services for the neighborhood in the vicinity of the project site, so cleaning of the public right-of-way, other than the immediately adjacent frontage, is no longer required.

Amplified sound, amusement games, and pool/billiard tables may be restricted based on potential incompatibility with adjacent uses.

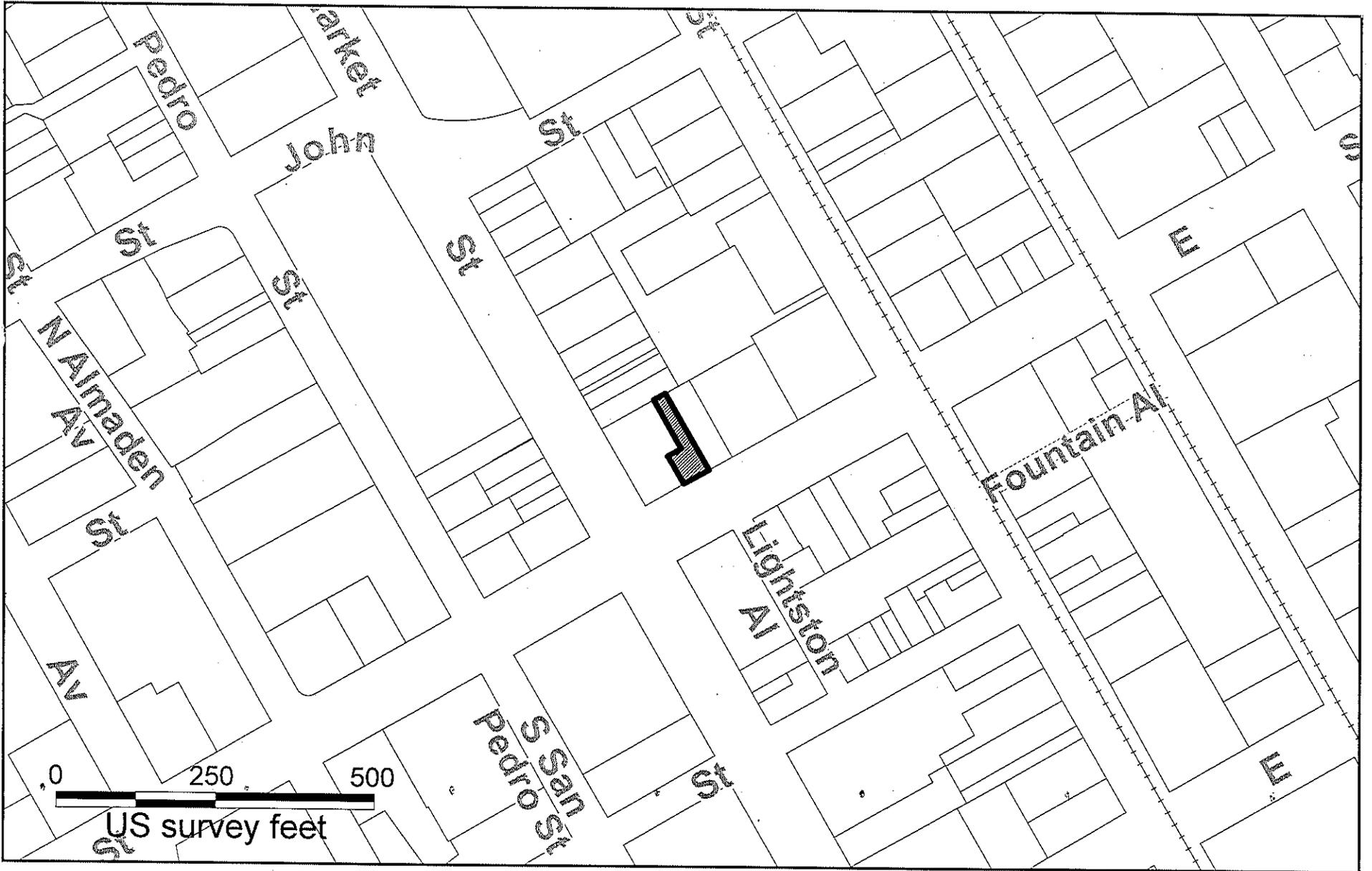
All musical entertainment will occur indoors, and the draft resolution contains a condition that doors and windows will be required to remain closed during music and dancing entertainment. In addition, the applicant must apply to the Police Department for and comply with an Entertainment Permit and any other requisite permits or licenses.

PUBLIC OUTREACH

A sign was posted on-site to notify neighbors of the proposed development. A notice of this Planning Commission public hearing was mailed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. This staff report is also posted on the City's Website. Staff has been available to respond to questions from the public.

Project Manager: Ella Samonsky **Approved by:** *Andrew Coakley* **Date:** 08/12/2008

Owner/Applicant:	Attachments:
Hoefler, Walter and Mary 15122 Sperry Lane Saratoga CA 95070 Mauricio Mejia Station 81 Holdings, LLC 81 W. Santa Clara Street San José CA 95113	Location Map Statement of Exemption Police Department Memorandum Draft Resolution Plans Operations and Management Plan



File No: CP08-043

District: 3

Quad No: 83

05/16/2008

Noticing Radius: 500 feet

STATEMENT OF EXEMPTION

FILE NO. CP08-043

LOCATION OF PROPERTY North side of W. Santa Clara Street approximately 100 feet east of N. Market Street (81 W SANTA CLARA ST)

PROJECT DESCRIPTION Conditional Use Permit Renewal for the continued operations of an existing entertainment and drinking establishment.

ASSESSOR'S PARCEL NUMBER 25934018

CERTIFICATION

Under the provisions of Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

15301. Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Joseph Horwedel, Director
Planning, Building and Code Enforcement

Date July 08, 2008



Deputy

Project Manager: Ella Samonsky



Memorandum

TO: Ella Samonsky
Planning Department

FROM: Ofc. Jeff Enslen #3408
San Jose Police Vice Unit

SUBJECT: The Vault Ultra Lounge
81 W. Santa Clara Street

DATE: July 30, 2008

Approved

Date

I have received your request for input regarding The Vault Ultra Lounge, located at 81 W. Santa Clara Street, San Jose, Ca. 95113. The Vault Ultra Lounge is an existing night club that currently has a Type 46 On-Sale General ABC license to sell alcoholic beverages. They are seeking to renew their Conditional Use Permit.

Per Business and Professions (B&P) Code Section 23958, the State of California Department of Alcohol Beverage Control shall deny an ABC Application for an ABC License if the issuance of that license would tend to create a law enforcement problem or if it would result in or add to an undue concentration of ABC Licenses, as described in B&P Sections 23958.4 (a)(1) and 23958.4(a)(2). A location can be unduly concentrated because of its criminal statistics and/or it's proximity to other ABC Licenses. ABC can issue the license per B&P Sections 23958.4 (b)(1), and 23958.4 (b)(2) if the local governing body determines that the public convenience or necessity would be served. The City of San Jose Planning Department or the Planning Commission are the delegated authorities to grant these exceptions.

The location is not currently in a Strong Neighborhood Initiative area or a Neighborhood Revitalization area.

The Vault Ultra Lounge is located in San Jose Police Beat E2. The reported crime statistics as defined by B&P Section 23958.4(c) **are** over the 20% crime index thus the location **is** considered unduly concentrated per B&P Section 23958.4 (a)(1) and B&P Section 23958.4 (a)(2).

Police Beat Crime Statistics

Beat	Index Crimes	Arrests	Total	20% Above Average
E2 (2007)	270	1229	1499	Yes
City Average	341	330	671	

Department of Alcohol Beverage Control (ABC) records indicate The Vault Ultra Lounge is in census tract 5008. Pursuant to B&P Section 23958.4 (a)(2), the ratio of on-sale retail licenses to population in census tract 5008 **does** exceed the ratio of on-sale retail licenses to population in the county in which the applicant premises are located.

Authorized and Current ABC Licenses in Census Tract 5008

Census Tract	Authorized ABC Licenses as of August 2005		Current ABC Licenses as of April 22, 2008		Unduly Concentrated	
	On - Sale	Off - Sale	On - Sale	Off - Sale	On - Sale	Off - Sale
5008	3	2	69	4	Yes	Yes

The Vault Ultra Lounge has police reports generated as a result of activities at the establishment over the past 3 years. These reports have included the following types of incidents:

- March 3, 2008 – Administrative Citation for over crowding – Violation of their Entertainment Permit
- September 14, 2007 – Report taken for over crowding
- September 29, 2007 – Report taken for over crowding
- August 4, 2007 – Administrative Citation for alcohol sales past 0130am.
- August 18, 2007 – Report taken for over crowding .
- July 1, 2007 – Report taken for over crowding
- June 8, 2007 – Report taken for not being able to provide the current occupancy / over crowding.
- May 20, 2007 – Written warning from San Jose Fire Department for over crowding.
- December 16, 2006 – Report taken for having no one counting patrons for over occupancy.

Note: The San Jose Police Department is concerned with the past practice and complete disregard of the business to follow the occupancy limits provided by the San Jose Fire Department, which is also a condition of the night clubs Entertainment Permit.

The San Jose Police Department is **neutral** to the renewal of the Conditional Use Permit, if the following items can be added to the new Conditional Use Permit:

- **Nuisance:** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City or Redevelopment Agency.
- **Hours of Operation:** The nightclub and entertainment establishment shall be limited in operation from 0600am to 0200am, daily. Live entertainment will be limited between the hours of 1100am and 0130am.
- **Security:** A minimum a two security officers shall be on duty for every 100 patrons using the bar facility (during the hours of operation.) The applicant shall maintain state licensed security to effectively control crime, gang, drug and other police problems that may arise.
- **Noise and Acoustics:**
 - a. During the hours of operation, amplified sound shall be carefully regulated to ensure compatibility with adjacent uses.
 - b. Windows and doors for the facility shall remain shut, during periods in which amplified music is played, to insure compatibility with the surrounding neighborhood and conformance with the General Plan noise policies.

- **ABC License:** The project operator shall obtain and maintain the appropriate permit, based on the use of the facility from the State of California Department of Alcoholic Beverage Control (ABC) and shall maintain that license according to the use operated.
- **Entertainment Permit:** The project operator shall obtain and maintain the appropriate Entertainment Permit issued by the City of San Jose Police Department.
- **Alcohol Service:** Alcohol service shall cease at 1:30 a.m. daily.
- **Entertainment:** Entertainment shall cease at 1:30 a.m. daily.
- **The Conditional Use Permit should be reviewed after a one year period. If the over crowding issues do not cease, then the permit should be brought back to Planning Department.**

Please feel free to contact me at 277-4322 if you have any questions.

Ofc. Jeff Enslin #3408
Administrative Officer
Special Investigations/Vice

RESOLUTION NO.

Resolution of the Planning Commission of the City of San José granting, subject to conditions, a Conditional Use Permit to use certain real property described herein for the purpose of a drinking establishment and late night use between 12:00 midnight and 2:00 a.m. seven days a week on a 0.10 gross acre site located at 81 West Santa Clara Street.

FILE NO. CP08-043

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ:

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on May 15, 2008, an application (File No. **CP08-043**) was filed for a Conditional Use Permit for the purpose of allowing a public drinking establishment and late night use until 2:00 a.m. seven days a week, on that certain real property (hereinafter referred to as "subject property"), situate in the DC Downtown Primary Commercial Zoning District, located at 81 West Santa Clara Street, San José, and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a development plan for the subject property entitled, "The Vault" dated March 11, 2008. Said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San José Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. On May 15, 2008 the applicant, Mauricio Mejia of Station 81 Holdings, filed a Conditional Use Permit (CUP) renewal application to allow a drinking, and entertainment establishment and late night use until 2:00 a.m. daily at 81 West Santa Clara Street.
2. Station 81 Holdings currently operates the Vault Nightclub on the subject property under an existing Conditional Use Permit, File No. RCP03-012, for a drinking and entertainment establishment with late night use until 2:00 a.m.
3. The Planning Commission approved the Conditional Use Permit, file number RCP03-012, for a term of five years on May 28, 2003. The permit was set to expire on May 28, 2008. The approved permit required the timely application for renewal more than 90 days, and no greater than 180 days, prior to the date of expiration. The applicant has not met this requirement by filing a Conditional Use Permit Renewal Application on May 15, 2008, and therefore is not considered a timely renewal. As an untimely renewal the application is reviewed as a new conditional use permit.
4. Currently the building is undergoing repair of the exterior terracotta on the front facade, and the stone along the base of the building. The existing roof mounted flagpole and metal windows are also being repaired and repainted. In addition to the maintenance activities the owners are installing new glazing and two new vertical banners signs. These activities have already been permitted through Historic Preservation Permit Adjustment file number, AD07-990, and Site Development Permit Adjustment AD07-991, and are not part of this Conditional Use Permit application.
5. The proposed project, Vault Ultra Lounge, occupies all of the 0.10 gross acre site, containing the San José Building and Loan Building, a City Landmark (HL91-55).
6. The general hours of operation are from 12:00 noon to 9:00 p.m. Monday and Tuesday, 12:00 noon to 2:00 a.m. Wednesday through Friday, and 9:00 p.m. to 2:00 a.m. on Saturday.
7. The subject site is designated Core Area on the San José 2020 General Plan Land Use/Transportation Diagram. The intent of the designation is to support a vibrant '24-hour' activity center for the city of San José that serves both as an employment center and as a focal point for cultural and recreational activities. The Core Area designation allows office, retail, residential, and entertainment uses. The proposed use is consistent with the Core Area designation in that entertainment and commercial uses, such as drinking and entertainment establishments, are intended uses.
8. The proposed use furthers the General Plan Downtown Revitalization Major Strategy. The strategy encourages new investment in, and around, the Downtown to create a prominent and attractive place with a vibrant mix of uses. The Vault Ultra Lounge as an entertainment venue housed in a restored City Landmark, continues to promote variety in the downtown and its physical and social vitality.
9. The primary policies applicable for the review and analysis of this project are City Council Policy 6-27 for the Evaluation of 24-Hour Uses, and City Council Policy 6-23 Guidelines for the Evaluation of Nightclubs and Bars. Planning staff has reviewed this proposal for consistency with the relevant sections of these policies.

10. The proposed nightclub should be generally compatible with the surrounding commercial uses, and there are no residential uses adjacent to the site. To the west of the site is an office building, and to the east is a bank. To the rear of the site is a large public parking lot. Across West Santa Clara Street are more office and commercial uses, including restaurants and cafes.
11. The Zoning Ordinance requires no parking for a drinking and entertainment establishment in the DC Downtown Primary Commercial District and the project provides no parking on site.
12. The Sans José Building and Loan Building, was built with zero setbacks, therefore there is no space on-site for patron queuing.
13. The site plan of the Vault Ultra Lounge identifies six feet in front of the building for patron queuing, which leaves nine feet of open sidewalk to allow pedestrian circulation.
14. The Vault Ultra Lounge Management and Operations Plan directs its staff that the patron queue is to be maintained at a maximum of two persons in width and not exceed the edge of the property. Stanchions are to be used to contain the queue and keep the walkway clear.
15. The Police Department indicates it is neutral to this Conditional Use Permit renewal subject to conditions related to the operations involving security, noise, alcohol service and hours or entertainment, listed in the memorandum dated July 30, 2008. Staff has inserted the appropriate conditions into the Draft Resolution.
16. The Police Department also reported that the Vault Ultra Lounge had been cited for repeatedly exceeding the occupancy limits provided by the San José Fire Department. In the Operations and Management Plan submitted for the Vault Ultra Lounge the Security Manager and Manager on Duty are identified as responsible for ensuring the numbers of persons in the venue is counted and available at all times to ensure that the venue is within the posted capacity. Staff has included a condition in the draft resolution that the occupancy of the venue must not exceed the maximum occupancy identified by the Fire Department. With the inclusion of this condition if the venue is cited by Police or Fire Department for exceeding their occupancy then it will also be a violation of their Conditional Use Permit.
17. The Draft Resolution contains a condition that requires the operator of the proposed use to clean the public right-of-way immediately adjacent to the subject site before 8:00 a.m. each day.
18. All musical entertainment will occur indoors, and the draft resolution contains a condition that doors and windows will be required to remain closed during music and dancing entertainment. In addition, the applicant must apply to the Police Department for and comply with an Entertainment Permit and any other requisite permits or licenses.
19. Under the provisions of Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act, this project is found by the Director of Planning to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended, in that no expansion of the existing use is proposed.
20. Notices of the public hearing for this project were sent to all tenants and property owners within 500 feet of the subject property.
21. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report. Staff has been available to discuss the project with members of the public.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

1. The proposed project conforms to the City's General Plan.
2. The proposed project complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project is in compliance with the California Environmental Quality Act.
4. The proposed project conforms to the intent of Council Policy 6-23 Guidelines for Evaluation of Nightclubs and Bars and Council Policy 6-27 Evaluation of 24-Hour Uses.

Finally, based upon the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not:
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features in this title, or as otherwise required in order to integrate said use with the uses in the surrounding areas; and
3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
 - b. By other public or private service for facilities as are requested.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS PRECEDENT

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance of Permit.** Per Section 20.100.290(B), should the permittee fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the permittee shall be deemed to constitute all of the following on behalf of the applicant:
 - a. Acceptance of the Permit by the permittee; and

- b. Agreement by the permittee to be bound by, to comply with, and to do all things required of or by the permittee pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.
2. **Use Authorization.** This Conditional Use Permit authorizes the following uses to be implemented on the property subject to the terms of this permit:
 - A public drinking establishment;
 - Entertainment; and
 - Operation between 12:00 a.m. and 2:00 a.m.
3. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such two-year period, one or more of the particular uses of this site authorized by this Permit has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. The Director of Planning may approve a Permit Adjustment to extend the validity of this Permit in accordance with Title 20. The Permit Adjustment must be approved prior to expiration of this Permit.
4. **Use Commencement/Cessation.** If any particular use authorized under this permit is not implemented/commenced on the property within twenty-four (24) months of the effective date of this Permit or is implemented and then subsequently discontinued or abandoned for 12 or more months, thereafter, an amendment to this Conditional Use Permit or other appropriate development permit obtained in accordance with the applicable requirements of Title 20 of the San José Municipal Code shall first be obtained before that particular discontinued or abandoned use may be reinstated. The provisions of this Conditional Use Permit as they apply to all uses commenced and conducted under and in accordance with the terms and conditions of this Permit and not discontinued or abandoned shall remain in effect.
5. **Additional Permits.** The permittee shall obtain all permits and approvals required by law, including, but not limited to, permit/s from the Police Department approval from the Fire Department and a license from the state of California Department of Alcoholic Beverage Control (ABC).
6. **Fire Safety.** The permittee shall meet all requirements of the Fire Department at the Building Permit stage.

CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below-enumerated conditions throughout the life of the permit:

1. **Permittee Responsibility.** The permittee shall ensure that the use/s authorized by this Permit are implemented in conformance with all of the provisions of this Permit.
2. **Nuisance.** The use shall be operated in a manner that does not create a public or private nuisance. Any nuisance must be abated immediately upon notice by the City.
3. **Conformance with Plans.** Construction and development shall conform to approve development plans entitled, "Vault" dated April 11, 2008, on file with the Department of Planning, Building and Code Enforcement.

4. **Anti-Graffiti.** The permittee shall remove all graffiti from buildings, fences, and wall surfaces within 48 hours of defacement.
5. **Anti Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris.
 - a. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts and garbage and shall include daily damp washing of all exterior walls and sidewalks along the project's frontage as necessary to remove visible dirt and debris.
 - b. The permittee shall clean the public right-of-way adjacent to the subject establishment before 8:00 a.m. each day.
 - c. The permittee shall provide adequate ashtrays along the business frontage to accommodate patrons who wish to smoke outdoors. The permittee shall ensure that patrons smoking outdoors do not impede pedestrian traffic along the adjacent rights-of-way, nor create a nuisance for adjoining businesses.
6. **Noise and Acoustics:**
 - a. During the hours of operation, amplified sound shall be carefully regulated to ensure compatibility with adjacent uses.
 - b. Windows and doors for the facility shall remain shut, during periods in which amplified music is played, to insure conformance with the General Plan noise policies.
7. **Hours of Operation.** Hours of operation of this establishment are limited to between 6:00 a.m. and 2:00 a.m., seven days a week.
8. **Alcohol Service.** The establishment shall maintain a valid ABC License. All alcohol service shall be in compliance with the requirements of the ABC License.
9. **Entertainment Permit.** The permittee shall maintain a valid entertainment permit issued by the San José Police Department and ensure that the establishment conforms to its requirements.
10. **Security:** A minimum a two security officers shall be on duty for every 100 patrons using the bar facility while entertainment is being provided. The applicant shall maintain state licensed security to effectively control crime, gang, drug, and other police problems that may arise. While on duty, each security person's name and the words "STAFF" or "SECURITY" shall be exhibited in bold, capital letters on the person's clothing and shall be visible and easily read by any patron and other members of the public.
11. **Security at Building Entrances.** The permittee shall provide security for the area around the entrance/s to the establishment and for the public sidewalk adjacent to the establishment sufficient to prevent patrons from blocking the public sidewalk or creating a public nuisance for other businesses and alert police to overt criminal activity.
12. **Patron Queue.** Patrons queue will be contained within the area indicated on the approve development plans entitled, "Vault" dated April 11, 2008, on file with the Department of Planning, Building and Code.
13. **Maximum Occupancy.** The project operator shall comply at all times with the occupancy limit provided by the San José Fire Department.

14. **Operations and Management Plan.** The use shall operate in conformance with the management plan entitled Vault Ultra Lounge General Policies and Procedures and dated 7/30/08, incorporated herein by this reference as if fully set forth herein. Any changes to the management plan shall require additional permits pursuant to the requirements of Title 20 of the San José Municipal Code. If any provision of the management plan conflicts with any other requirement of this permit, the permit requirement shall take precedence.
15. **Disturbance Coordinator.** The permittee shall implement the following:
 - a. Provide an on-site disturbance coordinator during all hours of operation;
 - b. Post contact information for the disturbance coordinator in a prominent location within the establishment near the primary entrance;
 - c. On an annual basis, mail owners and tenants of properties located within 200 feet of the establishment and owners and tenants of the project site a notice containing contact information for the establishment's disturbance coordinator, including a phone number, and provide the Director of Planning a copy of the notice and mailing list clearly marked with the Permit File No. CP08-043.
 - d. Maintain a complaint log including the time and content of all complaints and a summary of the time and nature of the establishment's response to each complaint.
 - e. Ensure that the log is kept current and is available on the project site for inspection by City staff.
16. **Patron Parking.** The project operator shall identify and publicize to its patrons the location and availability of parking facilities within the vicinity of the project site.

CONDITIONS SUBSEQUENT

1. **Time Limit.** This Conditional Use Permit Amendment expires and has no further force or effect five (5) years from the date of its approval. Please note that this conditional use permit has been granted for a period of 5 years only. Permittee is being specifically and separately advised of this time limitation so that permittee will consider this time limitation in permittee's decision to accept this permit or as permittee makes any investment decision related to the subject property.
2. **Renewal.** Permittee may seek renewal of this time-conditioned Conditional Use Permit by filing a timely renewal of Conditional Use Permit application. In order to be timely, an application for renewal must be filed more than ninety (90) calendar days but less than one hundred eighty (180) calendar days prior to the expiration of the Conditional Use Permit. Once a renewal application has been filed in a timely manner, the expiration date of the Conditional Use Permit is automatically extended until either the issuance or denial of the application for renewal has become final.
3. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 2 of Chapter 20.100 of Title 20 of the San José Municipal Code, it finds:

- a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of noncompliance; or
- b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates a nuisance.

ADOPTED and issued this **20th August 2008**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

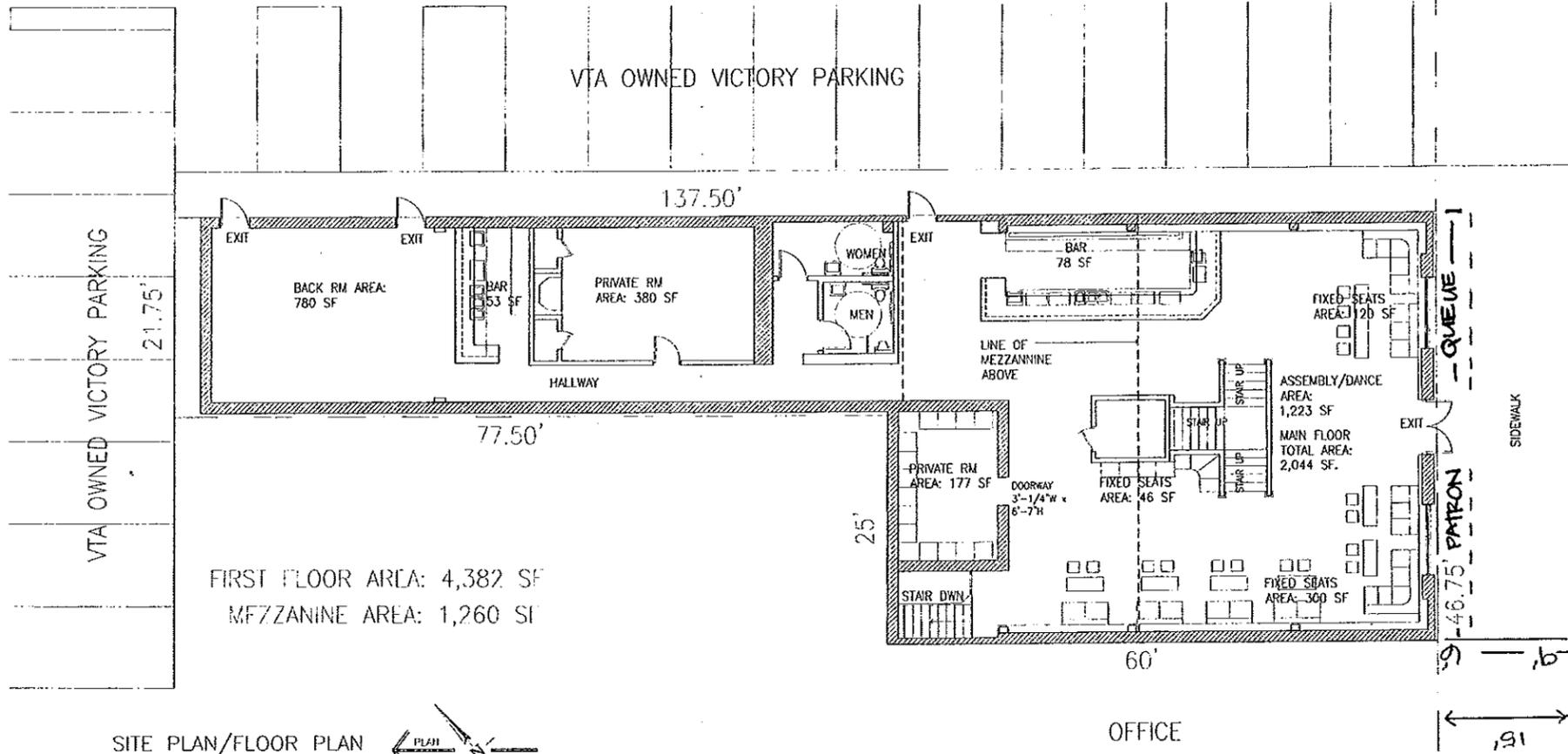
ATTEST:

Joseph Horwedel, Secretary

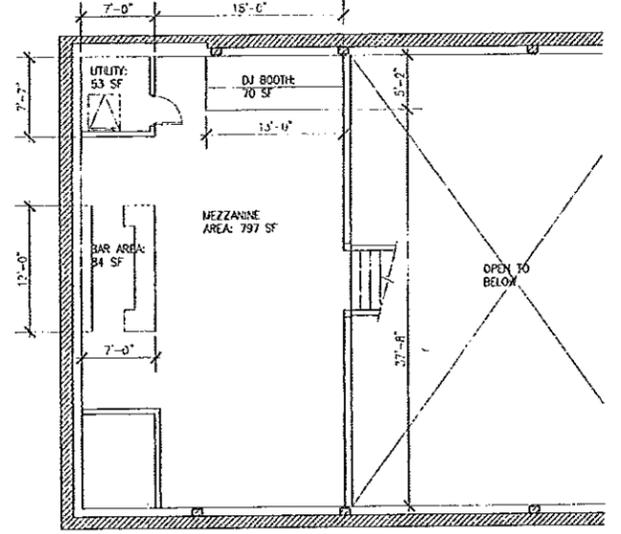
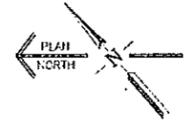
Deputy

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

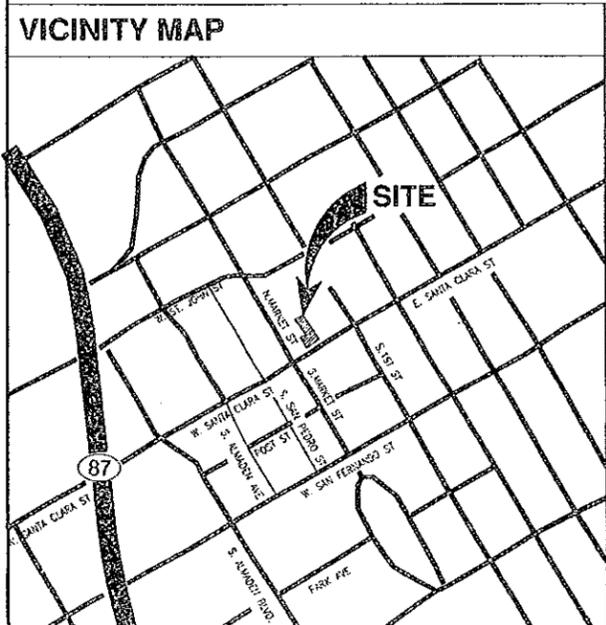


SITE PLAN/FLOOR PLAN
SCALE: 1/8"=1'-0"



MEZZANINE PLAN
SCALE: 1/8"=1'-0"

W. SANTA CLARA STREET



PROJECT INFORMATION	
SITE DATA:	
APR.:	250-SM-018
SITE AREA:	4,490 SF
TOTAL BUILDING AREA:	5,642 SF
CURRENT CONDITIONAL USE PERMIT / C-003-012	
DESCRIPTION OF WORK	
THE REQUEST CONSISTS OF CONDITIONAL USE PERMIT RENEWAL.	
NO NEW CONSTRUCTION INVOLVED.	
CHANGE IN USE OF NON-HABITABLE "PRIVATE ROOM" (177 SF) TO HABITABLE USE.	
H.F. # 08-020'87	
CONTACTS	
OWNER:	ARCHITECT:
STATION 81 HOLDINGS, LLC	QDC INC.
81 WEST SANTA CLARA ST.	20085 STEVENS CREEK BLVD., STE 120
SAN JOSE, CA	CUPERTINO, CA 95014
PHONE: (415) 254-6280	PHONE: (408) 663-0850
CONTACT: MAJOR CHEN, FA	CONTACT: TOM BOYD



NORTH ELEVATION



QUALITY DESIGN CONCEPTS, INC.
20085 Stevens Creek Blvd., Suite 120
Cupertino, CA 95014
Tel: 408.663.0850 Fax: 408.663.0855

REVISIONS INDICATED WITH SYMBOL

SITE AND FLOOR PLAN

THE VAULT
81 W. SANTA CLARA ST.
SAN JOSE, CA

PROJECT NUMBER
07313

Date: 04-11-08
Scale: AS SHOWN

Sheet No.
A1

The Vault Ultra Lounge Management and Operations Plan/Summary

7/30/08

The Vault Ultra Lounge is situated in a meticulously renovated bank building with daring and innovative architecture. Renamed "The Vault" for its historic bank vaults built in 1926, this unique lounge offers a spacious first floor with a grand staircase that leads to a theatre-style balcony and a "Tiffany" glass skylight, combining old world charm with a contemporary attitude that is both fashionable and iconic.

The Vault Ultra Lounge is primarily a lounge with couch seating and bottle service in the main room. A small dance floor is located in the rear of the building as well.

Hours of Operation:

Monday & Tuesday, 12:00PM-9:00PM

Wednesday/Thursday/Friday, 12:00PM-2:00AM

Saturday 9:00PM-2:00AM

Capacity: 329

Type of ABC license: 48

Entertainment: DJ and special celebrity guests.

Security:

10 man team

Break down:

4 man team (front door)

6 man team (inside)

For further specific details, please see full text of General Policies & Procedures.

Management & Employees: 25

Disturbance Coordinator: Mauricio Mejia, Managing Partner, (415) 254-6280 or Mauricio@vaultultralounge.com

Parking: Adjacent parking, VTA-owned Victory Parking Lot (\$5.00 after 5PM) or City of San Jose Parking Garage located at Market Street in between Santa Clara Street and St. James Street (\$5.00 after 6PM). We do not advertise for parking.

Garbage and Litter: Ashtrays are located to the side of the building in the roped off smoking section. A barback is assigned to periodically sweep this area and the sidewalk area in front of the venue throughout the night and once operations are complete for the night.

VAULT

GENERAL POLICIES & PROCEDURES

ultralounge

7/30/08

Employee Acknowledgement

Employees must read the information contained in this handbook as part of their orientation before starting work. If you have any questions regarding any of the policies or procedures contained herein, please contact your manager for further information.

After reading, please your name and sign where indicated below. The signed form will then become a part your employee file, indicating that you understand the standards and work procedures of The Vault Ultra Lounge.

I, _____ have read and understand the contents of the General Policies and Procedures handbook and in particular the section that applies to my specific employment.

Employee Date

Manager Date

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Advertising, Promotions & Pricing

- We will maintain an atmosphere that promotes socializing. We will provide things to do other than drinking.
- Advertising materials and campaigns will not use alcohol as the main way to attract patrons.
- We will not use promotions that encourage intoxication. There will be no drinking contests. We will not advertise, "Buy one drink, get one free, two for the price of one or all you can drink." (These are against the law.)
- We will not offer free alcohol or sell them below cost. This is against the law.
- We will not lower alcohol prices to promote sales.
- We will not promote drink specials to certain groups of people. This is against the law.

Opening Procedures

- Operations must be ready 30 minutes before opening for business.
- All bars, banks, door, sound, lighting, furniture, decoration, production and staff must be ready in full dress code and attitude to serve customers whether it is a standard night or private event.

Security Procedures

Prior to Opening

- Security Manager must arrive on time; 30 minutes prior to opening.
- Security Manager must enforce all of The Vault Ultra Lounge's operating policies and procedures.
- Security Manager must assign staff to their stations.
- Security Manager must ensure that security staff arrives at their schedule time in order to secure the outside perimeter and inside stations in a timely fashion before opening for business.
- Security Manager must ensure that all security staff have valid, state issued, Driver's License or Identification cards with them, no exceptions.
- Security staff must arrive on time in proper uniform and gear to include name tag.

During Hours The Vault Ultra Lounge is in Operation

- ▣ Security Manager and Manager on duty must ensure that during operating hours The Vault Ultra Lounge complies with the posted occupancy in each room, with safety guidelines, and service policies.
- ▣ Security Manager and Manager on duty must make sure that the total number of counted persons in the venue is available at all times to ensure that the venue is within the posted capacity.
- ▣ Security staff reserves the right to politely ask disruptive patrons or patrons displaying inappropriate behavior to exit the venue.

At Closing

- ▣ Security Manager and Manager on duty must ensure all bars are closed by 1:30A.M., and that no further sales are conducted.
- ▣ Security staff must make sure that ALL alcoholic beverages have been disposed of prior to 2:00A.M. and that no alcoholic beverages are present on tables, bars, etc. whether attended or unattended after 2:00A.M.
- ▣ Security manager must execute exiting procedures.
- ▣ Dance area closes at 1:30A.M. Last song is played at 1:25A.M., no exceptions.
- ▣ Security Manager and Manager on duty must walk through the entire premises at 1:55A.M. to ensure that all patrons have exited.
- ▣ Security Manager and Manager on duty must make sure that the premises of The Vault Ultra Lounge is clear of patrons by 2:00A.M.
- ▣ Security Manager secures all exit points to ensure that no re-entry into the venue is possible.

Parking Areas Security

- ▣ Security Manager and security staff clears patrons from adjacent parking lot, Victory Parking.
- ▣ Security Manager must ensure that adjacent surface parking lots (Victory Parking) and venue premises are secure and empty before staff may clock out.

Security Personnel Procedures

- ▣ Anytime you have a question or are in doubt of what action to take, consult Management.
- ▣ Always approach a situation with the assistance of another security person, should a situation arise and you feel you are losing control of your ability to remain objective and rational, allow other security person to take over.

- ▣ When checking bathrooms make sure that they are properly maintained, floors clean and dry, bottles and glasses removed, and paper products restocked.
- ▣ Pay attention at all times.
- ▣ No running in the club/walk quickly throughout the venue as politely as possible saying, "Excuse me" as you go.
- ▣ Do not hit or punch anyone. **Restrain Only.**
- ▣ Always attempt to get a problem customer to the front door and outside the venue before discussing a situation. Inform Security Manager that you are in need of assistance at the front of the venue and if possible, alert him to the details of the situation.

Security Demeanor

- ▣ Be polite to all patrons.
- ▣ Never grab or take a customer's wallet. Inform the patron that they must take out their ID and hand it to you for age and identity verification.
- ▣ Smile when talking to patrons and co-workers.
- ▣ Maintain a positive and respectful attitude.

Crowd Control

- ▣ We will allow free access to all law enforcement officers.
- ▣ Overcrowding will not be allowed for several reasons. First, it makes us less able to watch our patrons. This can result in sales to drunk patrons, fights, injury and property damage. Second, patrons may not be able to exit the building during a fire or crisis. This, too many patrons means more mistakes, poorer service and smaller tips.
- ▣ We will limit our patrons to the Fire Department's legal limit (posted occupancy in each room).
- ▣ We will have enough patrons on duty. This will help us watch beverage sales and patrons.
- ▣ We will keep patrons from crowding around the bar and staircase. We will make every effort to make sure patrons are able to move freely in hallways, aisles and common areas.
- ▣ Patrons are guests in our business. We will not permit loud, unpleasant or obnoxious behavior.
- ▣ We will not tolerate fighting among patrons. Security or management will remove anyone who is fighting to leave. If needed, security or management will call the police for additional assistance. We will permanently refuse to admit any chronic problem patron.
- ▣ We will maintain a close working relationship with the police.

Door Procedures

- ▣ Patrons must be 21 years of age or older, no exceptions.
- ▣ Patrons must have in their possession a valid California or Out of State Driver's License or a California Identification Card, **no exceptions**.
- ▣ Passports **ARE NOT** acceptable identification and entry must be refused to those who cannot provide any other acceptable form of identification.
- ▣ Patrons must exit the venue by 2:00A.M., **no exceptions**.
- ▣ Patrons must wait in line for proper age and identity identification.
- ▣ The line can only be (2) person wide and not exceed the edge of the property.
- ▣ If the line is longer than the edge of the property, then a count shall be taken of the line and those that exceed the legal occupancy including those already inside must be informed that we are at capacity at that point and that they may not get in regardless of the wait.
- ▣ Stanchions must be used to keep the line (2) person wide and to maintain an area for pedestrians.
- ▣ Front door closes at 1:30 A.M., no patrons shall be allowed entry into the venue after 1:30A.M., **no exceptions**.
- ▣ If a patron is waiting for other patrons, he /she must wait outside on the sidewalk until everyone has exited.
- ▣ Patrons shall not be allowed inside after closing, i.e., after 2:00A.M.

Bar Procedures

- ▣ Manager on duty shall inspect all the areas of the bars 30 minutes before opening to make sure we are ready for business. At this time management will resolve any issues for the evening.
- ▣ At closing, the Manager on duty shall walk through the venue to make sure that the proper closing procedures were followed.

Barback Procedures

Opening Procedures

- ▣ All barbacks must clock in and be ready to work at their scheduled times.
- ▣ Barbacks must call in four hours before their shift if they are not coming to work.
- ▣ Management has the right to discipline or terminate an employee for failing to follow this procedure.

Set-up

- ▣ Stock ice in all open wells.
- ▣ Stock all coolers behind each bar.
- ▣ Stock each bar station with the necessary garnishes and supplies.
- ▣ Garbage cans must be placed throughout out the venue, as necessary.

During Operating Hours

Barbacks are responsible for the following well related tasks:

- ▣ Re-stock ice.
- ▣ Re-stock liquor
- ▣ Re-stock beer
- ▣ Re-stock garnishes
- ▣ Provide support to bartenders throughout the night.

Closing Procedures

- ▣ Remove all dirty glassware from tables, bars, etc. and place in dishwasher.
- ▣ All garnishes must be covered with paper and placed in walk-in cooler.
- ▣ Back of bar areas must be swept.
- ▣ Thoroughly wipe down all bars.

Bartender Procedures

- ▣ Bartenders will start shift with enough time to ensure their workstations are ready for business.
- ▣ Always check posted schedule for time changes and well assignment.
- ▣ Bartenders must call four hours before their shift if not able to work.
- ▣ Failure to follow this procedure will result in a possible suspension or termination.
- ▣ Clock in and out each night.
- ▣ Bartenders must wear proper attire.
- ▣ Collect and count your bank from person in charge. If there is a discrepancy, let management know.
- ▣ Set up your assigned well with napkins, straws, and liquor.
- ▣ Let management know if there are any issues or problems with equipment, supplies, and staff.
- ▣ Make sure barbacks have plenty of garnishes ready and let them know if there is anything else that needs to be done.
- ▣ Make sure your well is clean and projects the proper image of the venue.

Lead Bartender Responsibilities

- ▣ He /she will be the first bartender to arrive and the last to leave.
- ▣ Drop and pick-up all cash bags from each bartender.
- ▣ Ensure barback duties are completed and signed off.
- ▣ Communicate any concerns and issues that might come up during any given business day.

Sale of Alcoholic Beverages to Minors

- ▣ The sale of alcohol to minors is a criminal offense and, therefore, cannot be considered a choice.

- ❑ All patrons shall be asked to provide proper age and identity identification prior to serving any alcohol; when in doubt of age or identity, contact Security staff to handle the issue.
- ❑ We have the right to, and will refuse service to any patron who cannot produce proper identification; such patrons will be asked to exit the venue with assistance of Security staff.
- ❑ First offense will be a formal letter of warning and three shifts suspension.
- ❑ Second offense will result in termination.

Drink Service (Bartenders & Wait Staff)

- ❑ We will discourage intoxication and not serve any person who looks or acts intoxicated, even if they are taking a taxi or have a “designated driver.” This includes employees and regular patrons who may “always act that way.”
- ❑ When a patron has been “cut off” in one person’s well, that person will tell other employees.
- ❑ Responsible service techniques may reduce a server’s tips. Therefore, we guarantee the tip to any server who stops service to an obviously intoxicated patron.
- ❑ Management will support servers’ decisions to stop service to any patron.
- ❑ Drinking alcohol during your shift, after you shift, or at closing time is not allowed. Drinking on the job impairs your ability to perform your duties. You are more likely to make mistakes in judgment such as serving obviously intoxicated patrons. Drinking on the job can cause other employees to assume some of your duties without getting paid for the extra work. This can create bad morale. Also, it is harder for you to tell a patron they are “cut off” when you have been drinking along with that person.
- ❑ We will not assume a patron wants alcohol. Instead of saying, “May I bring you a cocktail?” say, “May I bring you a beverage?”
- ❑ We will know who is getting each drink. We will not bring a drink for anyone who is not present.
- ❑ We will not push drinks.
- ❑ We will slow down service if the patron is ordering or drinking rapidly. We will visit the table less often and avoid the table until all patrons have finished their drinks.

Closing Procedures

2:00AM Closing

12:30AM

Management directs Wait Staff to inform each table that Bottle Service sales will end at 1:00AM; inquire if patron(s) would like to purchase any additional bottles at this time.

1:00AM

- ☐ Bottle Service sales end.
- ☐ Management instructs all Wait Staff and Bartenders to cease selling bottles of alcohol to patrons.
- ☐ Management instructs Security Personnel to close the smoking section.
- ☐ Management instructs Door Personnel to end door charge.

1:30AM

- ☐ Management instructs Bar Manager to inform Bar Staff that all alcohol sales have ended. No exceptions.
- ☐ Management instructs all Security Personnel that no further entry of new Patrons is allowed. No exceptions.
- ☐ Management instructs all Security Personnel that In/Out Privileges for existing Patrons has ended. No exceptions.
- ☐ Management assesses crowd control in venue; directs Security Personnel as necessary to maintain orderly exiting of patrons.

1:45AM

- ☐ Management instructs Bar Manager, Wait Staff and Barbacks to initiate the removal of all glass/alcohol.
- ☐ Management instructs Security Personnel to close the Back Room.
- ☐ Management and Bar Manager walk the venue to ensure that all glass/alcohol has been removed.
- ☐ Management assesses crowd control in venue; directs Security Personnel as necessary to maintain orderly exiting of patrons.
- ☐ Management instructs DJ to announce that all remaining patrons begin exiting the venue.
- ☐ Management instructs Security to ask remaining patrons to exit the venue.
- ☐ Last song is played.

2:00AM

- ☐ All patrons have exited the venue.
- ☐ Management instructs all staff to begin cleaning and closing procedures.

Other

Possession of Weapons

No weapons as defined by Section 12020 of the California Penal Code (including firearms, blackjacks, daggers and metal knuckles) are allowed on the premises

and parking areas unless authorized by management for use in the performance of bona fide job duties.

Patron Relations

- Provide patrons with professional and courteous service.
- Keep personal socializing to a minimum.
- If anyone is groping a patron, or making lewd remarks, he or she will be asked to leave the premises at once.
- Derogatory comments are not permitted.
- Patrons must be greeted and provided with any service they may need.

Entertainers and Special Patrons

- Performers, and celebrities must be treated as Special Patrons.
- Security must be informed on a daily basis of Special Patrons so that any necessary additional security may be scheduled.

Promoters and Hosts

- Promoters and hosts are hired by The Vault Ultra Lounge to provide patron and public relations to the community.
- They are employees of the company and are subject to The Vault Ultra Lounge policies and procedures. NO EXCEPTIONS.
- Promoters and hosts ARE NOT managers and may not ask you to perform any duties outside the scope of your position or ask you to violate any of the policies and/or procedures listed herein.

Substance Abuse

- Possession and/or use of illegal narcotics on premises, consumption of alcohol during a shift, or reporting to work under the influence of illegal narcotics will be grounds for immediate termination.
- Solicitation for sale or consumption of an illegal narcotic on premises will also be grounds for immediate termination.

■ Parking

The location of nearby parking lots and garages will be posted on our website for patrons to access when planning to visit our venue. It will be located near the venue contact information on the website.