

If alcohol service is proposed within the hotel, the project applicant shall obtain all appropriate and/or licenses from the Department of Alcoholic Beverage Control prior to commencement of use approved as part of this permit. [COA] [PLANNING]

**GC-8. USE AND ABC COMPLIANCE:**

Non-compliance with the Conditions of Approval for this planning application or the requirements of the Department of Alcoholic Beverage Control at any time may trigger either reconsideration (discretionary review of new application) of the SDP and the imposition of additional Conditions of Approval or the initiation of the revocation process by the Director of Community Development. [COA] [PLANNING]

**GC-9. BELOW MARKET RATE PROGRAM/CONDO CONVERSION:**

Any future conversion of this apartment project into 8 or more condominium units for sale to individual home buyers will require compliance with SMC 19.67, Below Market Rate Ownership Housing, including the requirement to enter into a BMR Developer Agreement to provide BMR units, as well as compliance with SMC 19.70, regarding condominium conversion. [SDR] [PLANNING]

**GC-10. RECREATION FACILITIES:**

The recreation facilities (pool and clubhouse) shall be installed in connection with the residential building construction and included on the building permit plans for the first phase. [COA] [PLANNING]

**GC-11. PROJECT PHASING:**

The project shall not be phased during construction. The residential portion of the project shall be constructed at substantially the same time as the hotel portion of the project. [COA] [PLANNING]

**GC-12. RECIPROCAL ACCESS:**

The hotel and residential portions of the project shall have the following reciprocal features. These services shall be available at a reasonable cost to the residents and hotel guests [COA] [PLANNING]

- a) Fitness and recreation area use - The hotel's fitness and recreation areas shall be available for resident use.
- b) Room cleaning services - A house cleaning services program shall be offered to residents at a reasonable market rate. This program is intended to be a typical weekly, bi-weekly, or monthly cleaning service.
- c) Car Rental - Hotel car rental services shall be offered to residents at a reasonable market rate.
- d) Airport and Major Transit Stop Shuttle from Hotel - Hotel shuttle shall be offered to residents and employees at a reasonable market rate.
- e) Bicycles - The feasibility of a shared bicycle program for the apartments shall be explored and made accessible for rent by hotel