

**DRAFT CONDITIONS OF APPROVAL (Case Nos. 06-CUP-007 and 06-SP-037)**

**STANDARD CONDITIONS**

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval of this Permit with the Department of Planning and Community Development. Any conditions on such acceptance or challenges, including the filing of legal action, relating to the permit or the conditions, shall be treated as a failure to meet this Condition and shall nullify and void this permit.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits approved by the Planning Commission: Site Plan, Building Elevation Plans, Floor Plans, Roof Plans, Grading Plans and Landscape Plans.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. All requirements of the Zoning Ordinance and of the specific Zoning of the property must be complied with unless set forth in the Conditional Use Permit.
7. No occupancy shall be granted for any new building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
8. Unless waived by the Director of Planning and Community Development, all utilities existing and proposed shall be placed underground. If overhead utilities of 66 KV or greater exist on or about the subject property, the applicant shall file an agreement to join any Assessment District subsequently created to underground said lines.
9. If required, the applicant shall provide road markers opposite the existing or proposed fire hydrants serving the property to the satisfaction of the City Engineer.

10. A minimum of 287 parking spaces shall be provided on the subject property, at least twelve (12) of which shall be designated for handicap parking. All parking spaces shall include wheel stops and the spaces shall be of standard size and pinstriped, in conformance with the City Parking Ordinance.
11. The applicant shall install bicycle racks within the project area. The number and location of bicycle racks shall be subject to approval by the Director of Planning and Community Development.
12. The applicant shall comply with all applicable Public Health Statutes, Ordinances and Regulations related to the disposal of sewage.
13. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
14. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
15. Unless Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037 are used within two (2) years from the date of City approval, the permit will expire. A written request for a one-year extension may be considered prior to the expiration date.
16. The applicant shall provide a paved all-weather access from the parking area to the street, as required by the City Engineer.
17. Prior to the issuance of Grading Permit or Building Permits, the applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$0.42/gross square foot for commercial/industrial construction. Actual fees will be determined at the time of building permit issuance.
17. The applicant shall pay to the City the applicable Fire District Developer Fee prior to the issuance of Building Permits. The current fee is \$0.7876/gross square foot for commercial construction. Actual fees will be determined at the time of building permit issuance.

18. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41 per \$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.
19. Prior to the issuance of a Building Permit, the applicant shall submit a letter to the Director of Planning and Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Planning and Community Development.

#### LANDSCAPING CONDITIONS

##### Landscaping

20. Prior to the approval of building permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements, subject to review by the City Landscape Consultant and approval by the Director of Planning and Community Development:
  - a. A California-licensed landscape architect shall prepare, stamp and sign the plans.
  - b. All plans shall be legible and clearly drawn.
  - c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-two inches (22") by thirty-six inches (36") in size.
  - d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.
  - e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
  - f. The project identification number shall be shown on each sheet.
  - g. The plans shall accurately and clearly depict the following existing and proposed features:

- Landscape trees, shrubs, ground cover and any other landscaping materials
- Property lines
- Streets, street names, right-of-ways, easements, driveways, walkways, bicycle paths, and any other paved areas
- Buildings and structures
- Parking areas, including lighting, striping and wheel stops
- General contour lines
- Grading areas, including tops and toes of slopes
- Utilities, including street lighting and fire hydrants
- Natural features, including watercourses, rock outcroppings

- h. The Planting Plan shall indicate the botanical name and size of each plant.
21. Plant symbols shall depict the size of the plants at maturity. Tree spacing specifically shall be adjusted to allow for optimum growth of each tree species.
  22. The final plans shall not include any palm species.
  23. All parking lot finger planters shall be at least eight feet (8') wide and spaced no more than ten (10) stalls apart.
  24. All planters must have a minimum width of four feet (4'). Planters along the south side of the buildings along Canwood are too small to support trees. Larger planters would enable small trees to grow along the edges of the patios, through the proposed trellis.
  25. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
  26. The plans shall provide for the planting of one (1) twenty-four inch (24") box-size oak tree per fifteen thousand (15,000) gross square feet of building area.
  27. The landscape plans shall prominently display the following notes:
    - a. All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.

- b. Prior to scheduling an inspection of the landscape installation with the City, the applicant's landscape architect shall certify in writing that the installation is in conformance with the approved landscape plans.
28. Proposed light standard locations shall be depicted on the planting plan. Any conflicts between light standard and tree locations shall be resolved to the satisfaction of the City Landscape Consultant.
29. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
30. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.
31. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
  - a. Design and static pressures
  - b. Point of connection
  - c. Backflow protection
  - d. Valves, piping, controllers, heads, quick couplers
  - e. Gallon requirements for each valve
32. Three (3) copies of details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, installation details, and post installation maintenance.
33. One copy of each of the following approved plans shall be submitted with the initial landscape plan check:
  - Site Plan
  - Elevations
  - Grading Plan
  - Conditions Of Approval

34. A complete Landscape Documentation package is required at the time of initial plan check submittal, prepared in accordance with Article IX, Section 9658.6 – Water Efficient Landscaping, contained in the Zoning Code.
35. A minimum of fifteen percent (15%) of the total lot shall be landscaped.
36. A minimum of fifteen percent (15%) of the parking lot, including driveways and aisles, shall be landscaped, distributed evenly throughout the parking lot.
37. Shade trees shall be provided such that fifty percent (50%) of the parking lot, including parking spaces, driveways and aisles, shall be covered by tree canopies within fifteen (15) years after installation. The applicant shall submit an exhibit that demonstrates how this requirement has been met.
38. In accordance with the Freeway Corridor Overlay District, the final plant palette and arrangement along the outer borders of the project must reflect more naturalistic and native theme, emphasizing native oak trees.
39. All plant material must be considered compatible with Sunset Zone.
40. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
41. Poor landscape practices such as topping, hedging and “lollipopping” shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.

#### PUBLIC WORKS/ENGINEERING DEPARTMENT CONDITIONS

The following conditions are required with this permit:

##### Prior to Permitting (Grading, Building, Encroachment, Etc.)

42. This project requires a Lot Line Adjustment to be processed.
43. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.

44. Provide a copy of proposed Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, to the City Engineer for review and approval of the City Attorney. These CC&R's shall ensure, among things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project.
45. For all work within the public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc. shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet Las Virgenes Municipal Water District (LVMWD) standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us).
46. All existing street and property monuments within or abutting this project site shall be preserved, consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's Office.
47. Detailed onsite utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals, water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the City Engineering Department until this detailed utility information is included on the plans.
48. The Grading Plan shall show the location(s) of all Oak trees within the vicinity of the site. The applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval.
49. The applicant shall submit electronic files (i.e. CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.
50. The applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code Section 66434.5 as required by the City Engineer.

51. Prior to the issuance of permits from the Engineering Department, this project will require a permit from the following agencies: 1) Los Angeles County Flood Control District; 2) FEMA; and 3) Las Virgenes Municipal Water District.
52. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. The applicant shall contact the Engineering Department for approved City certification forms.
53. The applicant shall provide a preliminary title report not older than thirty (30) days.
54. The applicant shall provide detectable warnings on all on-site and/or off-site ramps or walks where pedestrian (with visual disability) are required to enter hazardous vehicular areas.

#### Public Improvements

55. The applicant shall design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area. Such public improvement on Canwood Street may include, but not be limited to, the following: 1) Replace damaged curb and gutter; 2) Provide a meandering sidewalk, where deemed appropriate and feasible by the City Engineer, along the entire frontage of the property; 3) Provide a new retaining curb along the sidewalk to combat mud and silt migration from newly created ground slopes. The final design of the curb shall be reviewed and approved by the City at Plan Check stage; 4) Provide/add detectable warning (truncated domes) on all existing curb ramps in compliance with ADAAG and 2007 CBC requirements; 5) Provide trees and landscaping in the parkways; 6) Provide new street lights along the entire frontage on Canwood Street; 7) Provide lateral(s) for sewer service; 8) Provide storm drain catch basins; 9) Modify traffic signage and striping; 10) Underground overhead utilities in compliance with the Municipal Code; and 11) Provide ADA compliant access to the Oak Creek apartments on the north side of Parcel 5, in-lieu of stairs.
56. Canwood Street will be cut for new services or be finished with curb and gutter and may require an asphalt concrete overlay.
57. This property is within the LVMWD service area. The applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.



Sewer

58. An 8-inch sewer line is available for connection by the project in Canwood Street (Ref. Sewer Plan Dwg. # CO2-0488-10).
59. The applicant shall use existing laterals, whenever provided, for connection to the public sewer system.

Water

60. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and the City.

Hydrology

61. A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
62. Post-development flow shall not exceed the pre-development condition. Any excess flow shall be detained onsite by approved methods.
63. Post development flows shall not adversely alter the current natural condition of Medea Creek. Additional measures, as approved by the City Engineer, may be required if determined necessary at Plan Check stage.

Stormwater Quality (NPDES)

64. Prior to approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:

- A. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  - B. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff.
  - C. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
  - D. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded area during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
65. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP shall be prepared per the Los Angeles County Standard Urban Stormwater Mitigation Plan design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.
66. All projects that develop one (1) acre or more of total land area, or which are part of a larger phased development that will disturb at least one acre of land, are required to obtain coverage under the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction permit to the Engineering Department.
67. All projects that develop one (1) acre or more of total land area, or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: [www.cabmphandbooks.com](http://www.cabmphandbooks.com) and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the

adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.

- A. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
- B. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff.
- C. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- D. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded area during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

Prior to Certificate of Occupancy

- 68. All remaining fees/deposits required by the Engineering Department must be paid in full.
- 69. All requirements including construction of improvements covered in Section 2, must be completed to the satisfaction of the City Engineer.
- 70. The applicant's Engineer shall submit a set of **MYLAR**, Record (as-built) Drawings, for offsite improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction must be submitted to the City via the City's inspection prior to scheduling of final inspection for acceptance of the improvements. No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless **MYLAR**, Record (as-built) Drawings, satisfactory to the City, are submitted.
- 71. The applicant shall record a covenant for continued stormwater maintenance, using City-approved forms, with Los Angeles County. An electronic copy of this document is available on the City's website: [www.agoura-hills.ca.us](http://www.agoura-hills.ca.us).

#### BUILDING AND SAFETY DEPARTMENT CONDITIONS

72. Each handicap parking stall must be located at the closest possible location to the building entrance and shown on the site plan.
73. The applicant shall note on the site plan the total number of on-site parking spaces, handicap parking spaces, and van-accessible parking spaces.
74. The required accessible path of travel from the public right-of-way (sidewalk) to the site and between the buildings shall be shown and noted on the site plan and grading plan. Handicap access shall also be provided west of Medea Creek, between the apartment complex to the north and the parking lot, in lieu of a stairwell.

#### FIRE DEPARTMENT CONDITIONS

75. The applicant shall comply with all conditions of the Los Angeles County Fire District prior to the issuance of a building permit.

#### SOLID WASTE MANAGEMENT STANDARD CONDITIONS

76. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
77. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the

- applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
78. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

#### PLANNING DEPARTMENT/SPECIAL CONDITIONS

79. A pre-construction conference shall be held prior to the issuance of a grading permit with all construction personnel involved with the grading operations. A procedure shall be established to handle any complaints received from the surrounding property owners or residents of the City during the grading and construction operations. Applicant shall deposit funds with the City necessary to cover costs of the City hiring an environmental mitigation monitor.
80. Roof-mounted mechanical equipment shall be screened from public view and views from adjoining properties in a manner that is architecturally compatible with the buildings and subject to review and approval by the Director of Planning and Community Development.
81. Prior to issuance of a building permit, the applicant shall provide locations and construction details for all transformer locations proposed for the project for approval by the Director of Planning and Community Development. The transformers shall be screened from public view by their locations and extensive landscape screening.
82. Prior to submitting plans into plan check for a building permit the applicant shall provide an exterior lighting photometric plan for review and approval by Director of Planning and Community Development. The light intensity of installed project light fixtures shall be subject to field review and approval by the Community Development Director. The lighting shall be of a low intensity that is compatible with the natural environment.
83. Pursuant to Municipal Code Section 9659, prior to the issuance of a Building Permit, the applicant shall submit a public art plan for the buildings which meets the requirements set forth by the City Council, for review and approval by the Director of Planning and Community Development. Prior to the issuance of

- occupancy for the buildings, the artwork shall be constructed and thereafter displayed for public view in a location approved by the Director of Planning and Community Development. If the approved art display is not maintained in good condition, or is altered without the permission of the Director of Planning and Community Development so that the improvements no longer conform to the approved arts plan, the certificate of occupancy may be revoked and the owner of the property on which the improvement is located shall be deemed to have committed a misdemeanor.
84. Enclosures required for solid waste and recyclable materials shall be constructed per the design requirements of Municipal Code Section 9606.5.
  85. On-site decorative paving shall be provided at the driveway entrance serving the site and on the pedestrian pathways located between the buildings within the parking areas. The color, materials, length and location of the decorative paving shall match the materials approved by the Planning Commission.
  86. Prior to the submittal of plans into plan check for a Grading Permit or Building Permit, the applicant shall comply with the project recommendations of the City Geotechnical Consultant and the City Geological Consultant.
  87. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
  88. The applicant shall comply with all building material samples approved by the Planning Commission. Prior to final painting and final application of stone veneer on the buildings, the applicant shall provide color samples on the building wall for review and approval by the Director of Planning and Community Development.
  89. Location and design details for all proposed walls and fences shall be provided for review and approval by the Director of Planning and Community Development, prior to the issuance of a grading permit. Garden walls and retaining walls shall be of split-face block.
  90. The Grading Plan shall specify proposed paving materials and include a note that refers to the Landscape Plan for specific landscape materials shown on the Grading Plan.

91. Prior to the issuance of a building permit, the applicant shall submit the location and screening details of all ground-mounted mechanical equipment for review and approval by the Director of Planning and Community Development.
92. Satellite dish antennas shall be screened from view from the parking lot and adjacent roadways, including the freeway. The location and screening methods proposed for installation of a satellite dish shall be subject to review and approval by the Director of Planning and Community Development.
93. Prior to issuance of a grading permit, the property owner shall enter into and record a legally binding reciprocal parking and access covenant for the two lots, subject to review and approval by the City Attorney.
94. Except as otherwise approved herein, the applicant shall comply with all conditions of approval and Mitigation Measures adopted for Tentative Parcel Map No. 62245.
95. Building A shall be located at least 22.75 feet from the south property line.
96. Building C-1 is not approved with this permit. Construction on Parcel 6 shall be subject to approval of a Conditional Use Permit from the Planning Commission.
97. Prior to the starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening material as approved by the Director of Planning and Community Development. The location of the temporary fences shall be subject to approval by the City Engineer. Temporary construction fencing and gates shall be maintained in good order at all times.
98. The landscaping along the frontage of Canwood Street shall be bermed as determined feasible by the City Landscape Consultant. Open rail fencing shall also be provided between the sidewalk and westerly parking lot, west of Building A.
99. All retaining walls and garden walls shall be of decorative split-face block, or similar material as approved by the Director of Planning and Community Development.

100. Any graded parcels within the tract for which building permits have not been issued shall be temporarily landscaped and irrigated until such time building permits are issued. The manner in which the parcel(s) shall be landscaped and irrigated shall be subject to review by the City Landscape Consultant and approval by the Director of Planning and Community Development
101. The proposed monument signage is approved with this permit and shall be located at least five (5) feet from the property line and not obstruct traffic visibility as determined by the City Traffic Consultant.
102. The applicant or property owner shall obtain the Planning Commission approval of a Sign Permit and a Building Permit from the City, prior to construction and/or installation of any sign. Sign colors, materials and location shall be at the discretion of the Planning Commission.
103. All approved illuminated signs shall be illuminated by light-emitting diode (LED), subject to compliance with the City Sign Guidelines, the City Architectural Design Standards and Guidelines, and the regulations of the City Building and Safety Department.
104. Upon installation of the signs, the intensity level of the illumination shall be subject to review and approval by the Director of Planning and Community Development. The Director may require the reduction of the intensity of illumination at any time.
105. The signs shall not be illuminated after 11:30 p.m., or after the close of business, whichever occurs last.
106. Upon removal of any wall sign, remaining holes on the building shall be patched and painted to match the building.

END