

CONDITIONS OF APPROVAL (CASE NOS. 06-SPR-006 & 06-OTP-024)

STANDARD CONDITIONS

1. This decision for approval of the Sign Permit application, 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 required forms and related fees with the City.
2. The approval of this permit shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of, and accept all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved plans reviewed and approved by the Planning Commission on September 7, 2006: Site Plan, Floor Plans, Elevations Plans, Landscape Plan, Roof Plan and Section Plans.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared 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. Unless this approval is used within one year from the date of City approval, Case No. 06-SPR-006 and 06-OTP-024 will expire. A new application may be filed in the event that additional time is required.
7. The applicant or property owner shall obtain a Building Permit from the Department of Building and Safety prior to construction of any sign.
8. The Site Plan/Architectural Review and Oak Tree Permit shall be valid for one (1) year and shall expire on September 7, 2007.
9. The applicant shall obtain a building permit and commence construction before September 7, 2007, or the entitlement will become void.
10. All Conditions of Approval in Resolution No. 747, except as modified herein, are valid and shall remain valid for the life of the project. The Conditions of Approval in Resolution No. 747 are amended as follows:

“PLANNING DEPARTMENT CONDITIONS

108. Prior to issuance of a building permit, the applicant shall obtain City Council approval of the Parcel Map. Said Map shall be recorded with the Los Angeles County Recorder’s Office prior to issuance of a Certificate of Occupancy.
109. 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. Temporary construction fencing and gates shall be maintained in good order at all times.

Solid Waste Management Conditions

110. 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.
111. 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.
112. 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.”

END