

CONDITIONS OF APPROVAL (Lighting Plan - Case Nos. 03-CUP-014)

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 lighting plan exhibits approved by the Planning Commission on July 6, 2006.
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. The lighting plan shall expire upon expiration of Conditional Use Permit Case No. 03-CUP-014.

SPECIAL CONDITIONS

8. The parking lot light poles and fixtures shall not exceed 16 feet in height, including the base.
9. The actual illumination levels of all exterior lighting fixtures shall be subject to field review and approval by the Director of Planning and Community Development, and the lighting may be subject to reduced illumination levels if determined to be necessary for compliance with the City Lighting Standards and Guidelines.
10. Landscape/garden lights shall be subject to review and approval by the Director of Planning and Community Development upon approval of the project's final landscape plan.

11. Exterior illumination levels shall be reduced by at least 50% at times when the automotive detail shop is closed for business.
12. The parking lot light fixture at the southeast corner of the property shall be oriented toward the west and away from residential parcels to the east.

END