

## **CONDITIONS OF APPROVAL (CASE NOS. 05-SP-035 AND 05-SPR-018)**

### 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 Sign 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 two (2) years from the date of City approval, Case No. 05-SP-035 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The applicant or property owner shall obtain a Building Permit from the Department of Building and Safety prior to construction of any sign.

### SPECIAL CONDITIONS

#### Sign Program:

8. In the event that existing light fixtures on the site are replaced, the new fixtures shall match the fixtures approved with this permit.
9. Illumination of the signs shall be in compliance with the approved Sign Program. Final illumination of the signs is subject to approval by the Director of Planning and Community Development.
10. All signs shall comply with the requirements of the current Sign Ordinance.

Exterior Lighting Implementation Program:

11. The applicant shall revise the lighting and photometric plan, subject to approval by the Director of Planning and Community Development, to assure that no light-spillover would occur onto adjacent properties. The illumination levels shall not exceed one foot candle measured at the property lines.
12. Wall-mounted and roof parapet-mounted lighting is prohibited, unless otherwise approved by the Planning Commission.
13. The new light fixtures shall be of a dark bronze color and shall not exceed 16 feet in height, including the base.

END