

DRAFT
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS

Planning Application 2015-7701
1173 Borregas Avenue

VARIANCE to allow a ground sign to extend five (5) feet into the required
extended driveway vision triangle.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.
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- GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:
All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]
- GC-2. PERMIT EXPIRATION:
The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]
- GC-3. COPY HEIGHT:

- Copy height must be a minimum of six (6) inches in height. No reduction in copy height will be granted with this variance application.
- GC-4. ADDRESS NUMBERS:
All new ground signs must have address numbers of a minimum of six (6) inches and maximum of two feet in height. Address numbers on a ground sign must be located between two to fifteen feet from the ground.
- GC-5. CONFORMANCE WITH PREVIOUS PLANNING PERMITS:
The subject site shall comply with all conditions of approval, requirements and mitigation measures of planning applications 2012-7854 and the approved Master Sign Program (except the altered portion approved with this permit).

PS: THE FOLLOWING CONDITION SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.

- PS-1. REQUIRED REVISIONS TO MASTER SIGN PROGRAM:
The plans shall be revised to remove the note allowing copy height to be less than six (6) inches and submitted to the Planning Division to be incorporated in the minor alteration application for the Master Sign Program. [COA] [PLANNING]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

- BP-1. CONDITIONS OF APPROVAL:
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]
- BP-2. SIGN FOUNDATION:
The sign foundation/footing shall be placed no closer than 2' (minimum) from the storm drain and sanitary sewer easement. [COA] [PUBLIC WORKS]