ATTACHMENT A

ARCHITECTURAL REVIEW COMMISSION
STAFF RECOMMENDED CONDITIONS OF APPROVAL

Project: Gregory Square Monument Sign
Application Number: PLN 19-0242
Address: 81 Gregory Lane
Review Date: August 1, 2019

The following conditions were reviewed by the Pleasant Hill Architectural Review Commission to ensure the project is built in conformance with the City's Ordinances and Design Guidelines. These conditions may be appealed to the City Council within ten days of the mailing of the action letter (which usually occurs within two days of the meeting). Any specific questions should be addressed to the Public Works & Community Development Department.

Special Conditions

1.1 The existing planter beds surrounding the proposed monument sign base and fronting the building shall be replanted and maintained on a continuous basis.

1.2 The approved signs shall comply with all requirements of Chapter 18.60 of the Pleasant Hill Municipal Code.

1.3 The owner/applicant shall defend, (with counsel acceptable to the City) at its sole cost and expense, indemnify, protect, release and hold harmless the City of Pleasant Hill and any agency or instrumentality thereof, including any of its agents, commissions, boards, officers, and employees ("indemnitees") from any and all claims, actions, or proceedings arising out of or in any way related to the processing and/or approval of this Project and any environmental determination that accompanies it. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties, and the indemnitees, arising out of or in connection with the processing and/or approval of this Project, except to the extent attributable to the sole negligence or willful misconduct of indemnites.

1.4 The applicant shall comply with all standards of the City of Pleasant Hill Engineering Division to include issuance of an Encroachment Permit prior to the commencement of any work to be conducted in the public right-of-way.

1.5 The owner/applicant shall comply with the requirements of all other agencies having jurisdiction over this project. This shall include, but not be limited to the Contra Costa County Fire Protection District, PG&E, Contra Costa Health Department, Central Contra Costa County Sanitation District, Contra Costa County Flood Control District and Contra Costa Water District. Proof of approval from other agencies with jurisdiction over the project shall be provided to the Zoning Administrator prior to commencement of operations at the facility.
1.6 The owner/applicant shall comply with all federal, state, and local laws. The issuance of this development plan permit shall not constitute a waiver of the requirements of any federal, state or local law, including the requirements of the California Building Standards Code.

2.0 Plans

2.1 Approval is based on and shall be in accordance with the plans stamped "Approved August 1, 2019" except as they may be modified by these conditions.

2.2 Any significant changes proposed to the sign, prior to, or after issuance of a building permit shall be submitted to the Architectural Review Commission prior to building permit issuance or prior to building permit final.

3.0 Permit Time Limit

3.1 Sign Permit PLN 19-0242 shall expire one (1) year from the effective approval date unless: a building permit is issued, substantial money is expended, and construction diligently pursued, or an occupancy permit is issued, or the approval is renewed by the Architectural Review Commission. A renewal may be granted only if a written request is submitted by the applicant to the Zoning Administrator prior to expiration of the sign permit.