

PLANNING COMMISSION – March 23, 2022
DRAFT CONDITIONS OF APPROVAL

9 and 11 Montebello Way
Architecture and Site Application S-22-010

Requesting Approval for Construction of a Roof Sign on Property Zoned C-2:LHP.
APN 529-01-006.

PROPERTY OWNER: Los Gatos Investments, LLC
APPLICANT: Montebello Market, LLC
PROJECT PLANNER: Ryan Safty

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. **EXPIRATION:** The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **SIGN ILLUMINATION:** The roof sign shall comply with maximum allowed illumination intensity pursuant to Town Code Section 29.10.125(6) and (7).
4. **TOWN INDEMNITY:** Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval and may be secured to the satisfaction of the Town Attorney.

EXHIBIT 3

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