

**TOWN COUNCIL -August 3, 2021**  
**CONDITIONS OF APPROVAL**

**110 E Main Street**

**Permanent Sign Permit Application SN-21-05**

**Consider Approval of a Permanent Sign Permit Application on Property Zoned C-1:PD Located at 110 E. Main Street. APN 529-34-108.**

**PROPERTY OWNER: Town of Los Gatos**

**APPLICANT: Friends Bookstore.**

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 shall be approved by the Community Development Director or the Town Council 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. 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.
4. DISCONTINUANCE OF LEASE: In the event that the lease with the Friends Bookstore is discontinued, removal of the wall signs is at the discretion of the Town Manager. Should the Town Manager determine that the wall signs are to be removed, the Friends Bookstore is responsible for removal of the signs and remediation of the existing building, to the satisfaction of the Town Manager.

*This Page  
Intentionally  
Left Blank*