

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 789-02

GENERAL CONDITIONS

1. If Modification No. 1 to Design Overlay Review No. 789-02 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission as Exhibits "C-1" and "D-1" respectively in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
5. The applicant shall make any necessary site plan and design revisions and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. Substantial changes will require review by the Planning Commission.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.

8. The decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
10. All regulations and guidelines of the Federal Communication Commission (FCC) shall be strictly enforced.
11. Any future alteration or upgrades of the telecommunication facility shall require prior approval from the City.
12. In the event that this facility causes interference or disturbance with radio or television reception within a 500-foot radius of the facility, the applicant shall repair the facility within 30 days of the notification or cease its operation.
13. The antennas, church steeple façade, and ground equipment cabinet shall be maintained in good condition at all times.
14. Lawfully erected wireless communication facilities that are no longer being used shall be removed from the premises, no later than 30 days after the discontinuation of use. Such removal shall be in accordance with proper state and federal health and safety requirements. Any removal of facilities will require that the applicant or property owner provide improvements, including landscaping, that existed prior to the erection of the telecommunications facility.
15. The Planning Division shall monitor the subject facility to assure adequacy of maintenance and condition of the telecommunication facility, including, but not limited to the condition of materials used to form the church steeple. A revocation of this authorization shall be requested by the Planning Division if the facility is found to be in poor condition or repair. The applicant shall be provided with a minimum 30-day notice detailing the concerns or areas requiring correction prior to the Planning Commission conducting a hearing on said revocation.
16. The existing non-permitted storage structure located adjacent to the western property line of the subject property shall be removed from the premises prior to final Planning approval.
17. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning this Modification to Design Overlay Review No. 789-02. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for

defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

UTILITIES

18. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
19. All roof-mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
20. The electrical line which connects the facility to the existing power pole shall be placed underground.

AESTHETICS

21. Existing texture treatment shall be repaired, if necessary, including missing or dilapidated flashing, paint, stucco, or other materials used to finish the steeple and incorporate it into the existing adjacent roofing material, subject to Planning Division approval and prior to the issuance of a final building permit.
22. The specification of all colors and materials must be non-reflective and submitted and approved by the Planning Division prior to the issuance of any building permits. The colors of the screening walls of the new equipment cabinet structure and church steeple must match the color of the existing church building.
23. Graffiti shall be removed from all project areas within three days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

24. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.