

**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**SIGN PROGRAM NO. 100-08**

GENERAL CONDITIONS

1. The applicant shall make any necessary site plan and design revisions to the sign program approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
2. 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.
3. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this sign program 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.
4. A modification of the sign program, 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.
5. 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.
6. 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 Sign Program No. 100-08. 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.

#### SIGN PROGRAM

7. Update the Table of Contents to include the monument sign and pole sign.
8. Address the existing two-line (stack copy) sign of Seafood City Supermarket.
9. The height of minor tenant wall signs shall not exceed 30 inches for the logo or two lines of letters and 24 inches for single line letters.
10. Limit wall signs to three distinct colors that match or complement the building colors.
11. Clarify the maximum sign area and the length of each sign.
12. Window signs shall not exceed 15% of window area.
13. The applicant shall submit two complete sets of sign program that conform to all the Conditions of Approval included herein, including modifications to the sign program and/or conditions of approval made by the Planning Commission during said hearing. The revised sign program shall be submitted to the Planning Division within 60 days of the date of approval.

#### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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