

DRAFT CONDITIONS OF APPROVAL
P19-0091: MUP25-0001
640 and 660 Forbes Boulevard
(As recommended by City Staff on October 22, 2025)

A) Planning Division requirements shall be as follows:

1. The project shall be constructed and operated substantially as indicated on the plan set prepared by DGA, dated January 24, 2025, as approved by the Zoning Administrator in association with MUP25-0001, as amended by the Conditions of Approval. The final plans shall be subject to the review and approval of the City's Chief Planner.
2. The antenna facilities shall post training authorized personnel and explanatory 'NOTICE' signs at the antennas, readily visible from any angle of approach to persons who may need to work above the roof, in front of antennas.
3. All wireless communications facilities and related equipment, including lighting, fences, shields, cabinets, and poles, shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed from any facility or equipment as soon as practicable, and in no instance more than 48 hours from the time of notification by the City.
4. All wireless communications facilities shall at all times comply with operation and maintenance standards. Failure to comply shall be considered a violation of the Conditions of Approval subject to enforcement pursuant to provisions of Chapter 20.370.
5. The facilities and equipment shall be painted in colors that match the existing building. Thereafter, they shall be repainted as necessary so that paint gloss value does not exceed the existing building.
6. The project shall not exceed the maximum RF exposure from the proposed operations and shall comply with the prevailing standards for limiting public exposure to radio frequency energy, as stated in the RF Reports.
7. To protect emergency response personnel, each facility shall have an on-site emergency "kill switch" to de-energize all radio frequency circuits and components on the site.
8. The wireless facilities shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, review may be required for the available lighting alternatives that would cause the least disturbance to the surrounding views.
9. Prior to the issuance of a building permit, the applicant shall obtain any necessary clearances with the Federal Aviation Administration for the construction of the facility.

10. Prior to obtaining a building permit to erect or install the proposed facility, the applicant shall either secure a bond or provide financial assurances, in a form acceptable to the City Manager, for the removal of the facility in the event that its use is abandoned or the approval is otherwise terminated.

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