

AGENDA ITEM NO. 3. (07 - 0355) Compliance Review of Unified Development Plan for Kiernan Heating, 3210 Durand Avenue.

STAFF RECOMMENDATION:

THAT COMPLIANCE TO THE UNIFIED DEVELOPMENT PLAN FOR KIERNAN HEATING AND A.C. INC. WILL BE ACHIEVED AT 3210 DURAND AVENUE, 2908 & 2920 TAYLOR AVENUE SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That by October 8, 2009 the following shall be accomplished.
 1. Remove all east and west facing interior window signage at 3210 Durand Avenue.
 2. Obtain a sign permit for the exterior parapets box signs installed at 3210 Durand Avenue.
 3. Remove all obsolete window and exterior signage at 2920 Taylor Avenue including the sign panels in the projecting sign on the south façade and the wall sign on the north façade.
 4. Weed and re-mulch all planting beds.
- b. That window signage at 3210 Durand Avenue and 2920 Taylor Avenue not exceed 15% of the total street level glass area.
- c. That all signage not exceed ordinance limitation.
- d. That all planting beds be maintained.
- e. That compliance to Resolution No. 6625 of August 16, 2005 be maintained.
- f. That a landscaping bond or letter of credit, made in the in the City's favor, shall be submitted to the Director of City for review and approval. At minimum, said bond or letter of credit shall be non-expiring and have a value equal to that of a professional maintenance contract for all landscaped areas.