

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL - DESIGN REVIEW NO. 18-013:

1. The plans and narrative received and dated October 4, 2019 shall be the conceptually approved design.
2. A maximum of three murals shall be placed on each street facing building façade (south wall and west wall). Each set of three murals (or each building façade) shall be curated to share a unifying and cohesive characteristic or theme at all times.
3. The edge cap or frame around each board shall match or complement the design of the mural.
4. There shall be no commercial signage on any mural.
5. Credits at the bottom of each mural shall be a maximum height of three inches.
6. Prior to installation, the applicant shall obtain any necessary building permits.
7. Any proposed lighting shall be directed so as to not spill across the property line and shall be subject to any necessary electrical permits prior to installation.
8. Prior to installation, the applicant shall obtain an encroachment permit from the Public Works Department for permission to use the public right-of-way for mural installation and maintenance.
9. The murals shall be maintained in a good appearance at all times and protective measures shall be taken to deter vandalism and graffiti. Any evidence of vandalism, weathering, or disrepair shall be repaired or replaced by the applicant.
10. No mural shall pose a hazard to public health, safety, or welfare as determined by the Community Development Department Director.