

Attachment 2

EXHIBIT B – CONDITIONS OF APPROVAL Conditional Use Permit DRC2014-00123 / SLOCOG Monument Sign

Approved Development / Use

1. This approval authorizes the following development / use:
 - a. Construction of a community identification monument sign to read “San Luis Obispo” located at the southwest corner of Highland Drive and Highway 1.
 - b. An exception to the 100 square-foot sign area and 12-foot height limit is hereby approved to allow for a 24-foot tall sign (measured from lowest point below sign) with a 326 square-foot sign area.
 - c. An exception to the 10’ side setback requirement is hereby approved to allow the sign to be located within 1 foot of the Highway 1 right-of-way.
 - d. The project will result in approximately 250 square feet of site disturbance on a 0.64-acre parcel in the Public Facilities land use category.
2. All development shall be consistent with the approved site plan, equipment plan, and architectural elevations.

Conditions to be completed prior to issuance of a construction permit

Lighting Plan

3. **Prior to issuance of a construction permit**, the applicant shall submit a lighting plan to the Department of Planning and Building for review and approval. The monument sign shall be indirectly lighted by continuous, stationary, shielded light sources, directed solely at the sign.

Public Services / Utilities

4. **Prior to issuance of a construction permit**, the applicant shall obtain and implement a “Fire Safety Plan” that has been approved by CAL FIRE.

Fire Safety

5. **Prior to issuance of a construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Conditions to be completed during project construction

Fire Safety

6. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

On-going conditions of approval (valid for the life of the project)

7. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

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8. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
9. The monument sign shall be properly maintained for the life of the project.