

Exhibit A

Conditions of Approval – CUP 23-03

1. The project shall be constructed in substantial conformance with the Conditions of Approval established by this resolution, and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Conditions of Approval
B	Billboard Plans

2. Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun on the billboard, the approval of Conditional Use Permit 23-03 shall expire on June 20, 2025. The Planning Commission may extend this expiration date if a time extension application has been filed with the City along with the required fee before the expiration date.
3. Any condition imposed by the City Council in approving this Conditional Use may be modified or eliminated, or new conditions may be added by the Planning Commission, provided that the Planning Commission shall first conduct a public hearing as required for the granting of the original permit.
4. The building permit for the billboard shall not be issued until the existing billboard on the site is removed.
5. Before issuance of a building permit, the applicant shall submit evidence of the issuance of all required California Department of Transportation (Caltrans) approvals and permits.
6. Ongoing, the billboard shall not exceed 300sf in sign area. Sign area shall include any irregularly shaped feature of any graphic on the billboard that projects beyond the regular sign face.
7. Ongoing the billboard shall not exceed a height of 30 feet. Height shall include any projection of the regular sign face.
8. Ongoing, the billboard shall not include any moving or digital copy, flashing lights, shiny or reflective materials, or other features that are distracting to drivers as determined by the Director of Community Development.
9. The base of the billboard shall be landscaped to the satisfaction of the Director of Community Development in a manner that brings the sign into a less obtrusive scale to its surroundings but also allows access for maintenance and change of sign copy.
10. All portions of the billboard shall be located at least 10 feet from the front property line.
11. Electricity shall be brought underground to the billboard sign and the existing overhead line over Theatre Drive shall be removed.
11. Mitigation Measure AES-1. Any lights installed to illuminate the billboard shall be external and shielded so that the light source is not visible from roadways or properties zoned for residential use. The applicant shall use the least amount of light practicable for the purpose of illuminating the sign. The applicant shall provide a photometric plan before issuance of a building permit to demonstrate the proposed lighting will not spill onto any residentially zoned property.