

**CONDITIONS OF APPROVAL
Design Review Permit**

**PROJECT NO. 2308-DRX
1401 Huntington Drive (APN: 5319-009-037)**

DEVELOPMENT REQUIREMENTS

Note: As a convenience to the applicant, the development requirements from applicable Departments/Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department-issued entitlement.

PLANNING DIVISION:

- P1. If the modifications to the exterior of the commercial building located at 1401 Huntington Drive exceeds a remodeling valuation of \$250,000.00, the tenant shall satisfy the public art requirements in South Pasadena Municipal Code (SPMC) 36.395.010 Public Art Development, prior to issuance of an occupancy permit.
- P2. Mexican pebble stones shall be added to the planter containing the monument sign.
- P3. The applicant shall paint the low walls adjacent to the driveway entrances on Huntington Drive in their entirety and the color of the walls shall match the color used on the building.