

**DRAFT CONDITIONS OF APPROVAL**  
**P22-0076: ZA22-0004, DA22-0003, DR22-0022, SP23-0033**  
**OUTFRONT MEDIA DIGITAL BILLBOARD –**  
**140 BEACON AVENUE (ADJACENT TO)**

(As recommended by the Planning Commission on December 21, 2023)

**A) Planning Division requirements shall be as follows:**

1. The applicant shall comply with the Planning Divisions standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects.
2. The construction drawings for the Project shall substantially comply with the City Council approved plans, prepared by Chappell Geomatics, Inc., dated May 21, 2022, as amended by the conditions of approval.
3. The developer shall comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program and the Outfront Billboard Project and Related Zoning Amendment IS/MND. Prior to issuance of a building permit the applicant shall prepare a checklist outlining mitigation measures and status of implementation, for review and approval by the Chief Planner or designee.
4. Prior to issuance of any building or construction permits for grading improvements, the applicant shall submit final grading plans for review and approval by the City Engineer and Chief Planner.

Planning Division contact: Christy Usher, Senior Planner, (650) 877-8535