

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR**  
**THE PROPOSED ARTIST AND CONCEPT ART PLAN FOR**  
**2915 EAST COLORADO BOULEVARD (PASADENA RUSNAK PORSCHE)**

Conditions

Based on the submitted Concept Art Plan, the Applicant shall meet the following conditions:

- 1) The artwork shall be appropriately lighted, and the applicant shall submit a Final Lighting Plan, including Lighting Field Test results to be reviewed and approved by Cultural Affairs Staff for Final Signoff.
- 2) The artwork shall remain publicly accessible during normal business hours without enclosure.
- 3) The artwork shall be sited without interference from commercial signage.
- 4) The developer shall submit structural plans for review by the City's Building and Safety Division to determine if a Building Permit is required.
- 5) The construction budget (materials and labor) for required elements that will be replaced by approved public artworks must be integrated within the public art budget.
- 6) The Arts and Culture Commission shall conduct a Final Art Plan review that will contain a detailed public art budget, Final Art Plan narrative with the selected artist's fully developed concepts, refined visual materials with dimensions and true to scale renderings of the artworks as they would appear in situ (via a maquette or digital simulation), and maintenance plan.
- 7) The final artwork shall be consistent with all aspects of the approved Final Art Plan. Any proposed alterations to the Final Art Plan must be submitted for advance staff review and approval. Those proposed changes to the Final Art Plan that are not approved at the staff level must be presented to the Arts and Culture Commission for review and approval.
- 8) Staff shall conduct a final site inspection after project installation for review and approval prior to issuance of any Certificate of Occupancy/Final Sign Off.
- 9) Staff shall review for compliance and approve all final documentation materials including a detailed budget showing all actual expenses for design, fabrication and installation; a detailed maintenance plan including product and application methods; a project documentation summary and photographs.

- 10) The developer shall record the artwork maintenance stipulations in the OPA or DDA under covenants affecting real property at the time of installation to ensure ongoing, permanent maintenance of the artworks and provide documentation of such to Cultural Affairs Staff within a period of one year from the Final Sign Off date.