

PRESS TELEGRAM PROJECT

Additional/modified conditions of approval

Amend Condition 2e to read: e. Building setback varying from 1 to 7 feet along Locust Avenue (instead of not less than 10 feet), but in no case shall the building be setback ~~be~~ than an average of 5'0" on the first floor.

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New condition Number 119 to read: Subject to the terms of that certain Press Telegram Project Agreement dated February 26, 2007 by and between the LBUSD and the Press Telegram Lofts, LLC., sixty (60) units of the project, consisting of a variety of floor plans and locations, will be provided by the developer to the California State University, Long Beach Foundation ("CSULB") at the developer's actual cost. CSULB will make these units available to the University's faculty and staff, and establish covenants or deed restrictions to restrict resales back to CSULB, or directly to future University faculty and staff, to ensure future affordability.

New condition Number 120 to read: A commercial unit of the project, consisting of a total of approximately 26,000 square feet (with the exception of any space necessary to establish an office for the parking management program) will be provided by the developer to California State University, Long Beach's Center for Community and Engagement ("CCE") and the Arts Council for Long Beach ("Arts Council"). The configuration and identity of the units that the CCE and the Arts Council will receive will be determined at a future date. The title to the units will be transferred to each of CCE

and the Arts Council respectively at no cost to either entity. Each entity will be responsible for all costs of ownership, including but not limited to, property taxes, HOA fees, tenant improvements, parking costs, utilities, insurance and any other assessments which may be assessed against the units. To ensure that the two units are continuously available for purposes consistent with those of the CCE and the Arts Council over time, a deed restriction shall be recorded for each of the units which specifies that any change in use proposed by the property owner shall require the approval of the City of Long Beach Planning Commission through a request for Permit Modification hearing.

New condition Number 121 to read: Prior to the issuance of a building permit (other than a demolition permit) the applicant shall submit a parking management program for the review and approval of the Director of Planning and Building. The purposes of the parking management plan shall be to maximize the use of the on-site parking provided as well as encourage use of alternate forms of transportation. The parking program can include, but is not limited to the following:

- Increase in the number of shared (rather than sold or assigned) parking spaces,
- Provision for an area on-site for rental of "flex cars" to residents,
- Use of valet parking,
- Transit incentives or vanpools for employees of the commercial spaces and occupants of the units owned/occupied by employees of CSULB.

The plan shall be in place prior to the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy to the satisfaction of the Director of Planning and Building. In the future, the owner or homeowners association shall have the ability to request review and modification to the requirements of the parking program if it can be demonstrated that adequate parking is provided on-site or that there is a more effective means of accomplishing the purposes of this condition.

