

EXHIBIT I
CONDITIONS OF APPROVAL
Modification to Site Plan Review (SPR/MOD18-026)
40 Cedar walk
Application No. 1805-15
October 18, 2018

1. Project approvals consist of a Modification to Approved Permit for an existing Site Plan Review, Local Coastal Development Permit, and Adaptive Reuse approvals (original Case No. 0002-25) to permit the conversion of an existing 725-square-foot amenity space into a one-bedroom residential unit located at 40 Cedar Walk, in the Downtown Shoreline Planned Development District (PD-6) zoning district. (District 2)
2. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written request submitted to and approved by the Zoning Administrator prior to the expiration of the two-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
4. All conditions of approval from previous entitlements for this project shall remain in full force and in effect. If individual conditions from said entitlements are superseded by more restrictive conditions from this subject permit, the more restrictive condition(s) shall apply.

Special Conditions:

5. All work shall be carried out in substantial conformance with the activities shown on plans received by the Department of Development Services, Planning Bureau, dated May 17, 2018, and approved by the Planning Commission on October 18, 2018.
6. Two parking spaces shall be provided for the new unit to comply with the required parking standards of the PD-6 Zoning Ordinance.
7. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.

8. The Applicant shall provide adequate exterior lighting for the unit along the building's perimeter, and pedestrian walkways pedestrian entrances, vehicle entrances and parking area to the satisfaction of the Long Beach Police Department.
9. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Bureaus. These conditions must be printed on the site plan or a subsequent reference page.
10. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval, if such modifications shall not significantly change/alter the approved design/project. Any major modifications to the approved project shall be reviewed and approved by the Planning Commission.
11. Site development, including landscaping, shall conform to the approved plans on file in Long Beach Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
12. Any graffiti found onsite must be removed within 24 hours of its appearance.

Standard Conditions:

13. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
14. This approval is required to comply with the conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
15. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
16. Demolition, site preparation, and construction activities are limited to the

following (except for the pouring of concrete which may occur as needed):

- a. Weekdays and Federal Holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturdays: 9:00 a.m. to 6:00 p.m.; and
 - c. Sundays: Not permitted
17. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to attack, set aside, void, or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover any anticipated litigation costs and staff time required as a result of litigation activity.