

EXHIBIT G
TENTATIVE TRACT MAP NO. 82140
CONDITIONS OF APPROVAL
1339-47 Pine Avenue, 116-124 W 14th Street, 1348 Pacific Avenue
Application No. 1808-12 (TTM18-009)
November 1, 2018

1. This Tentative Parcel Map No. 82140 request is to merge five existing lots into a single 24,040 square-foot lot. The lot will be further subdivided for condominium purposes to create ten residential units to be sold individually within the Moderate-density Multiple Residential (R-4-R) and the Community R-4-R Commercial (CCR) Zoning Districts. (District 1)
2. This permit and all development rights hereunder shall terminate thirty-six (36) months from the effective date/final action date of this approval unless a Final Map is recorded or a time extension is granted by the Zoning Administrator pursuant to Section 20.12.190 (Time extensions) 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).
4. All conditions of approval from the previous Site Plan Review entitlement (Application 1804-15, SPR18-021) 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 If individual conditions from said entitlements are superseded by more restrictive conditions from this subject permit, the more restrictive condition(s) shall apply.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. The Final Map is to be prepared in accordance with the approved Tentative Parcel Map and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission, unless prior to the expiration of the thirty-six month period, the Planning Bureau receives a written request from the subdivider for an extension of time, which receives approval from the Zoning Administrator.
6. Prior to approval of the Final Map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the subdivider shall pay the Planning processing fees for the Final Map.
7. The applicant shall cause to be prepared CC&Rs for this project. A copy of the

CC&Rs are to be provided to the Director of Development Services and the Long Beach Community Investment Company for approval prior to transmittal to the California Department of Real Estate or recordation with the County Recorder. The CC&Rs shall be executed and recorded against the title of the parcel and shall contain the following provisions, which shall also be noted on the Final Map:

- a. The subject condominium project consists of ten (10) residential units, and ten (10) two-car garages with three (3) guest parking spaces.
- b. The garages shall be permanently assigned to a specific unit. The guest parking space shall be clearly posted with signage. Residential parking spaces must be used solely for the parking of personal vehicles.
- c. A clear, detailed, and concise written description of the common areas and facilities of the condominiums shall be provided, including a parking assignment plan.
- d. The Homeowners' Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the building, the abutting street trees, public right-of-way, and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the CC&Rs.
- e. Graffiti removal shall be the responsibility of the Homeowner's Association. Graffiti shall be removed within 24 hours of its discovery.
- f. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way.
- g. All utility meters shall be individually installed and identified, separating them by owners for residential units, and common utility areas (common utility cost for the association).
- h. Storage use on the balcony or deck areas is prohibited.

Standard Conditions:

8. 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 the time of closing escrow.

9. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. 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 conditions of approval if such modifications shall not significantly change/alter the approved project. Any major modifications shall be reviewed by the Planning Commission.
11. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
12. The applicant shall provide the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. The final map shall be based upon criteria established by the Director of Public Works.
- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All required facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, the Subdivider shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

OFF-SITE IMPROVEMENTS

- e. Public Right-of-Way. New construction, addition, or alteration of existing Public Right-of-Ways (e.g., driveways access, sidewalks, streets, alleys or other right of ways) must obtain Public Works Department approval. Please follow up with Mr. Bill Pittman at 562-562-6996.
- f. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during

construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.

- g. The Subdivider shall repair the cracked, uplifted and/or deteriorated section of sidewalk pavement adjacent to the site along 14th Street, Pine Avenue and Pacific Avenue. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- h. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public rights-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements during the plan check process, the right-of-way dedication way shall be provided.
- i. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- j. The Subdivider shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- k. The Subdivider shall provide for new street trees with root barriers and irrigation adjacent to the project site along 14th Street, Pine Avenue and Pacific Avenue. The Subdivider and/or successors shall privately maintain all street trees, and sprinkler systems required in connection with this project.
- l. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- m. The Subdivider shall submit grading and related storm drain plans with hydrology and hydraulic calculations showing building elevations and

drainage pattern and slopes for review and approval by the Director of Planning and Building Services, and the Director of Public Works prior to approval of the final map approval.

- n. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the final map approval.
- o. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

TRAFFIC & TRANSPORTATION

- p. The Subdivider shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- q. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- r. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- s. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- t. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

LONG TERM MAINTENANCE

- u. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.

13. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.