



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 570-6194 FAX (562) 570-6068

January 5, 2017

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council adopt the Findings and Statement of Overriding Consideration, certify the Environmental Impact Report (EIR 04-16), and approve a General Plan Amendment from Land Use Designation No. 10 (Institutional and School) to Land Use Designation No. 1 (Single-Family District); a Zone Change from Institutional (I) to Single-Family Residential (R-1-M); a Vesting Tentative Tract Map for a subdivision of 5.766 acres into 40 residential lots; and a Site Plan Review for 40 new detached single-family homes, located at 3655 N. Norwalk Boulevard. (District 5)

APPLICANT: LB El Dorado Park 3655, LLC
Derek Burnham
3350 E. 7th Street, #412
Long Beach, CA 90804
(Application No. 1510-19)

DISCUSSION

The 5.76-acre site, located at 3655 N. Norwalk Boulevard, is bounded by the Artesia-Norwalk drainage channel to the west, a multi-family senior housing development located within the City of Hawaiian Gardens to the north, single-family dwellings to the south, and single-family dwellings to the east across Norwalk Boulevard (Exhibit A – Location Map). The site was developed with a church in 1963 and the church has been vacant since February 2016. No services or church activities are being conducted at the site.

The applicant proposes to demolish the existing church buildings and build a new gated residential community. The proposed project requires multiple approvals including a General Plan Amendment from Land Use Designation (LUD) No. 10, Institutional and School to LUD No. 1, Single-Family Residential; a Zone Change from the Institutional Zoning (I) district to a Single-Family Residential Zoning (R-1-M) district; a Vesting Tentative Tract Map (VTTM No. 73385) to subdivide the 5.76-acre site into 40 lots; and Site Plan Review to develop 40 new detached single-family homes within a project

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with gated access, private streets, two common open space areas and open space trails (paseo) within the project site.

A General Plan Amendment is required in order for a residential project to be developed on the site. The current General Plan designation of the site is Land Use District (LUD) No. 10 Institutional and School, reflecting the site's former use as a church. The applicant is proposing LUD No. 1—Single-Family as the appropriate designation for the proposed project, as it allows the construction of detached single-family dwellings at moderate densities up to seven dwelling units per acre. The proposed project will conform to LUD No. 1, in order to maintain the character of the surrounding neighborhood, and will be consistent with the pending update of the Land Use Element of the General Plan, as well as the Housing Element.

The General Plan identifies LUD No. 1 as an area that will benefit from a wide variety of lot sizes in different locations of the City, offering the single-family lifestyle as a choice across a spectrum of incomes and environmental preferences. Should the new Land Use Element be adopted, the project site's designation of LUD No. 1 would change to the Neighborhood Place type, Founding and Contemporary Neighborhood (Exhibit B – General Plan Amendment Map). The proposed General Plan Amendment is internally consistent with the Housing Element goal to create opportunities for homeownership that will contribute to the stability and quality of the surrounding neighborhood.

The project requires a Zone Change as the current Institutional zone reflects its former use as a church. The Institutional zone is primarily intended for government offices, hospitals, college campuses, and churches, among other large and intense land uses and R-1-N single-family, low-density zoning district for residential uses. The R-1-N minimum lot size is 6,000 square feet per lot, and requires large building setbacks.

The applicant is requesting a Zone Change to R-1-M, which would facilitate a development project design that offers a minimum lot size of 3,600 square feet with private streets, and open space amenities in a gated community. (Exhibit C – Zone Change Map). Allowing R-1-M development standards provides opportunities to cluster or concentrate density on certain areas of a site, while reserving other portions as community open space such as a secured entry driveway, and meandering pedestrian “paseo”, an outdoor play yard, a picnic and barbecue area and shaded bench areas that serve as an extra community yard for all its residences. An R-1-M development also enables the City to allow a consistent internal street system for the development with better consideration for each unit.

The applicant is request Vesting Tentative Tract Map No. 73385 to allow 40 new residential lots ranging from 3,696 to 5,681 square feet in area, accessed from a private street (Dorado Circle). The gated community will have a secondary access lane for fire emergency purposes to be located south of the main entrance at Dorado Circle similarly

accessed through North Norwalk Boulevard. The secondary access fire lane will be gated and will have secured access only (Exhibit D – Plans and Vesting Tentative Tract Map No. 73385).

Site Plan Review is required for project containing more than four residential units. The Site Plan Review Committee reviewed the project on February 10, 2016, and expressed overall support, subject to minor design changes to architecture and site design. The development provides for three, two-story single-family plan types (Plan 1, Plan 2 and Plan 2x), all designed with Craftsman influence, featuring high pitched gabled roofs, Board and Batton Lap Siding in combination with smooth stucco walls. These plan types will be distinguished by the use of their own paint color palettes. Plans 1 and 2 are specifically designed to be side-by-side to provide breaks between front yard setbacks and driveways lengths, contributing to open street view design. Plan 2x includes larger living areas and are placed on larger lots within the project.

The development provides for 16 Plan 1 types of 2,475 square feet, 15 Plan 2 types of 2,530 square feet and 9 Plan 2x types of 2,700 square feet. All three plan types feature four bedrooms and three baths with a two-car garage. Street parking is provided on one side of the street and additional parking spaces are located adjacent to the main recreation area.

All streets, sidewalks, and driveways within the development, as well as all common facilities and amenities, will be privately owned and maintained. This includes the recreation area, perimeter walls, fences, and gates, as well as the retention basin and storm drain connection, and sewer connection. A Homeowner's Association (HOA) will be created, and will be responsible for managing the ongoing maintenance of all common improvements and facilities. The HOA will be responsible for enforcing the maintenance and appearance standards for each dwelling, as well as enforcing parking restrictions and managing the placement of trash carts for refuse collection. Additionally, the HOA will be responsible for the maintenance of the public sidewalk, parkways, and street trees on Dorado Circle. Through the inclusion of Covenants, Conditions, and Restrictions (C,C,&R's), adequate provisions will be made for the long-term maintenance and upkeep of the development by the HOA.

Staff is able to make positive findings for each of the requested entitlements, including the General Plan Amendment, Zone Change, Vesting Tentative Tract Map No. 73385 and Site Plan Review as discussed above demonstrating that the project meets the requirements and the intent of the Zoning Regulations (Exhibit E – Findings). Staff has included conditions of approval to ensure that the objectives of consistent, high-quality design for this project will be met, and the interests of the City will be protected (Exhibit F – Conditions of Approval).

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PUBLIC HEARING NOTICE

A newspaper (Press Telegram) public hearing notice was published on December 16, 2016, and public hearing notices were mailed and distributed on December 20, 2016, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. Notices were also sent to those individuals who submitted comments on the Environmental Impact Report. All public comments not received as part of the EIR process (discussed below) are attached (Exhibit G – Public Comments).

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report (EIR 04-16) was prepared for the proposed project. The Draft EIR found that the proposed project would have potentially significant and unavoidable environmental impacts in the area of cultural resources with regard to the chapel structure. The chapel is significant from a cultural resources standpoint as being the first drive-in church in the region and also an example of mid-century modern architecture applied to an institutional use. The Draft EIR considered alternatives to the demolition of the structure, but did not find options that were feasible while still accomplishing the goals of the project. The Draft EIR found that even after mitigation requiring archival documentation of the chapel structure, impacts related to demolition of this building would remain significant and unavoidable. Therefore, a Statement of Overriding Considerations has also been prepared.

The Draft EIR was made available for public review and comment for a 45-day review period from October 20, 2016 to December 5, 2016. The City received three separate written comments on the Draft EIR during this review period. These written comments and the City's written responses to these comments are provided the Final EIR. This Final EIR also includes the Draft EIR text with minor edits based on public comments and the Mitigation Monitoring and Reporting Program. Text edits provided in the Final EIR did not substantially alter the Draft EIR environmental analysis or change the conclusions of the Draft EIR regarding potential project environmental impacts. The Final EIR determined that the project is in compliance with all recommended mitigation measures and would not result in any significant adverse environmental impacts (Exhibit H – EIR 04-16, Findings and Statement of Overriding Consideration).

The preparation and public availability of this EIR has been carried out in compliance with the provisions of CEQA and the CEQA Guidelines. Staff therefore recommends the Planning Commission recommend that the City Council adopt the Findings and Statement of Overriding Considerations and certify EIR 04-16, approve the General Plan Amendment, Zone Change, Vesting Tentative Tract Map No. 73385 and Site Plan Review.

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Respectfully submitted,

Linda F. Tatum

LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

Amy Bodek

AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:mdg

Attachments: Exhibit A – Location Map
 Exhibit B – General Plan Amendment Map
 Exhibit C – Zone Change Map
 Exhibit D – Plans and Vesting Tentative Map No. 73385
 Exhibit E – Findings
 Exhibit F – Conditions
 Exhibit G – Public Comments
 Exhibit H – EIR 04-16, Findings and Statement of Overriding Considerations

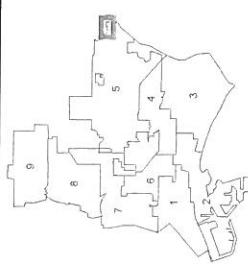
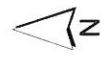
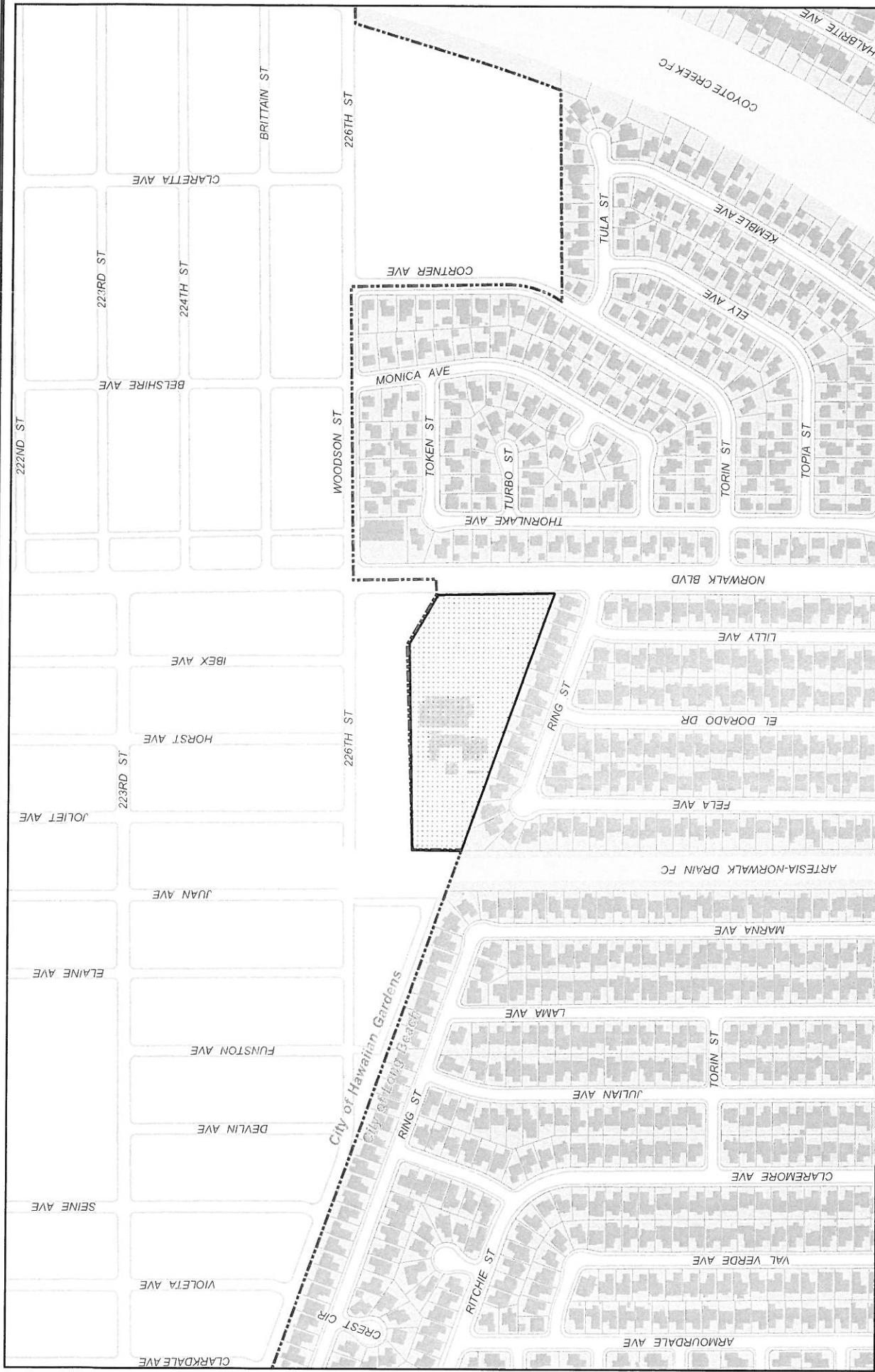
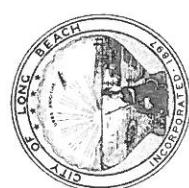


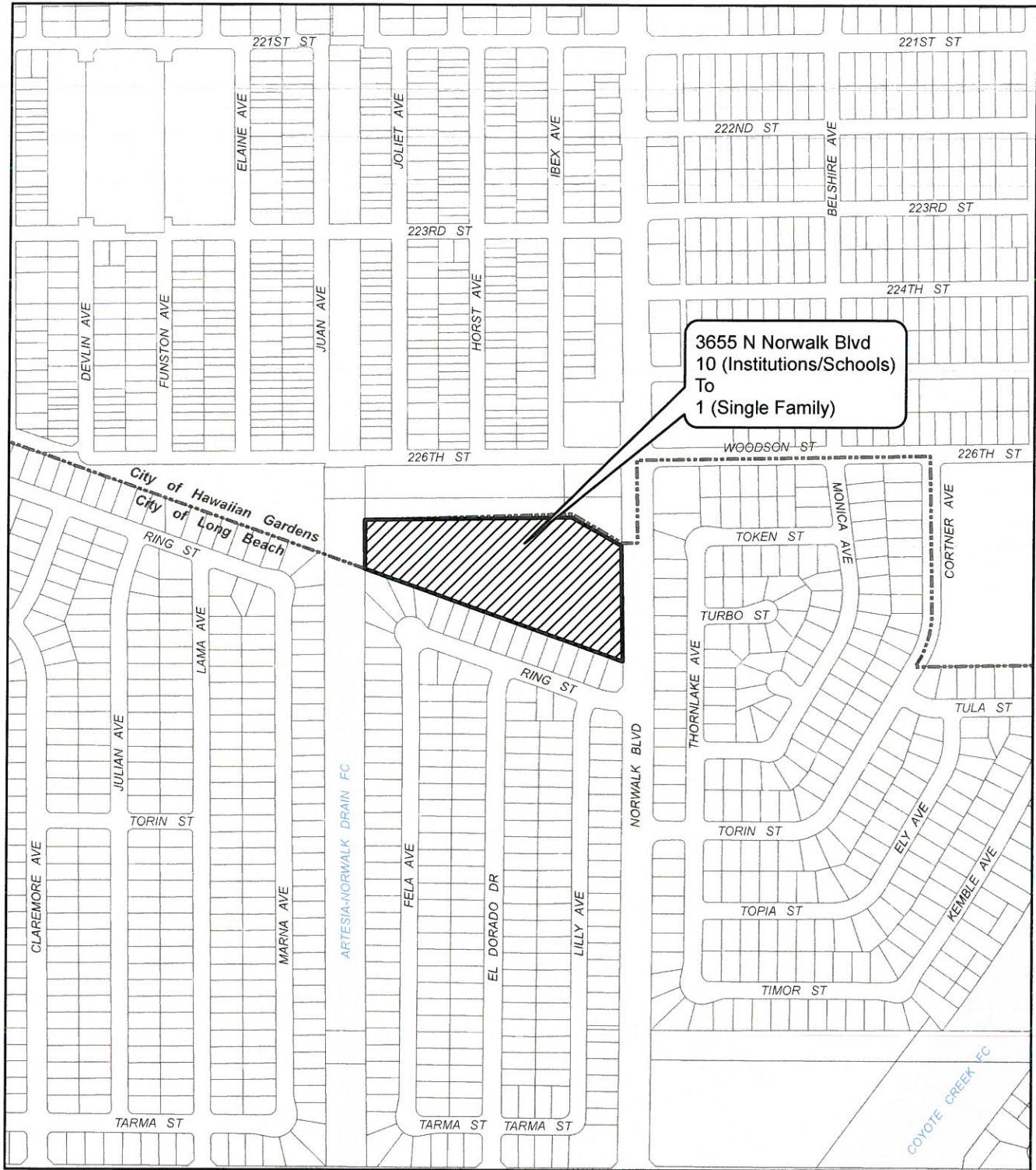
Exhibit A



200 100 0 200 400
Feet

Subject Property:
3655 N Norwalk Blvd
Application No. 1510-19
Council District 5
Zoning Code : I





 Area to be modified from 10 to 1

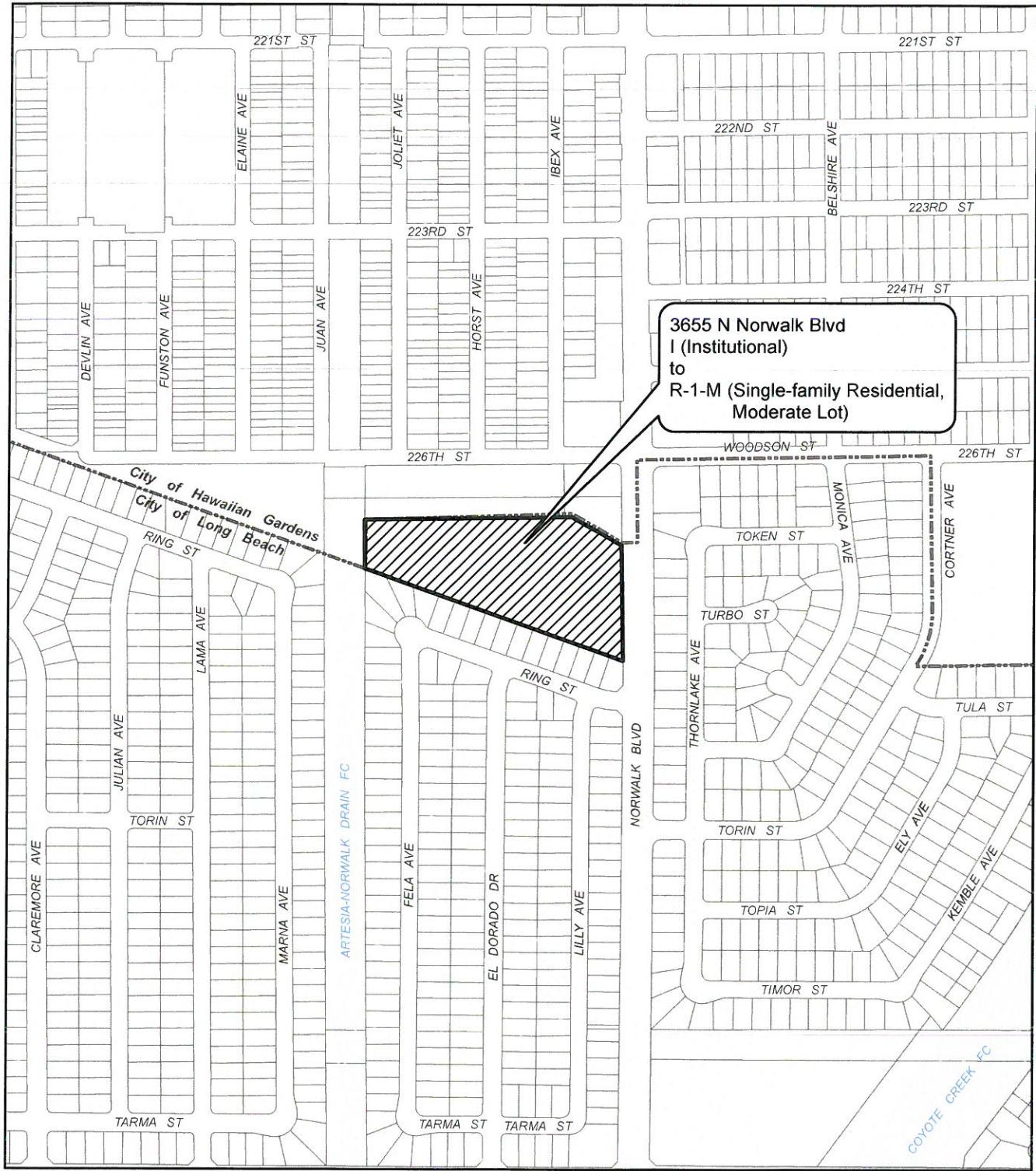
PROPOSED

AMENDMENT TO A PORTION OF PART 20 OF THE LANDUSE DISTRICT MAP



General Plan
Amendment
1510-19

EXHIBIT "B"



Area to be modified from I to R-1-M

PROPOSED

AMENDMENT TO A PORTION OF PART 20 OF THE USE DISTRICT MAP



Rezoning Case 1510-19

EXHIBIT "C"

FINDINGS
Zone Change,
Vesting Tentative Tract Map
Site Plan Review
3655 N. Norwalk Boulevard
Application No. 1510-19
January 5, 2017

Zone Change Findings

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND

The project site is currently zoned "I" (Institutional), reflecting its former use as a church. The site would be rezoned to "R-1-M" (Single-Family Residential). Currently a vacant church facility is located on the site and no services associated with the church are being conducted at the site. The site is bounded by the Artesia-Norwalk drainage channel to the west, a multi-family senior housing development located within the City of Hawaiian Gardens to the north, single-family dwellings to the south, and single-family dwellings to the east across Norwalk Boulevard. A Zone Change to R-1-M development standards allowing the project development to offer a minimum lot size of 3,600 square feet with private street and open space amenities in a gated community. (Exhibit C – Zone Change Map). Allowing R-1-M development standards for the site provides opportunities to cluster or concentrate density on certain portions of a site, while reserving other portions as community open space allowing an enhanced secured entry driveway and pedestrian meandering "paseo" walkway. An R-1-M development also enables the City to allow a consistent internal street system for the development with better consideration for each unit. The Zone Change will be consistent with the surrounding residential neighborhoods.

An Environmental Impact Report (EIR 04-16) was prepared for the proposed project. The Draft EIR found that the proposed project would have potentially significant and unavoidable environmental impacts in the area of cultural resources. The EIR found that even after mitigation requiring archival documentation of the chapel structure, impacts related to demolition of this building would remain significant and unavoidable. Therefore, a Statement of Overriding Considerations has also been prepared. The Final EIR determined that the project, in compliance with all the recommended mitigation measures, would not result in any significant adverse environmental impacts.

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

The subject site currently has a General Plan designation of Land Use District (LUD) No. 10 Institutional and School, reflecting its former use as a church. The applicant is proposing LUD No. 1—Single-Family as the best fit for the proposed project, as it allows the construction of detached single-family dwellings at moderate densities allowing seven dwelling units per acre (du/ac). LUD No. 1 would be consistent with the character of the surrounding neighborhood that is also LUD No. 1 and as proposed, the project will also be consistent with the pending update to the Land Use Element of the General Plan. The project is consistent with proposed General Plan Land Use District No. 1, and the Housing Element. The General Plan identifies LUD No. 1 as an area that will benefit from a wide variety of lot sizes in different locations of the City, offering the single-family lifestyle as a choice across a spectrum of incomes and environmental preferences. Should the new Land Use Element be adopted, the project site's designation of LUD No. 1 would change to the Neighborhood Place type, Founding and Contemporary Neighborhood.

The proposed amendment to the General Plan conforms to the population, housing, design/architecture, and neighborhood preservation/enhancement goals of the General Plan Land Use Element. These goals stress economic development, neighborhood emphasis, quality services, and facilities maintenance among others. This proposed amendment would help achieve these goals by enabling the proposed Zone Change and reuse of an underutilized property into a quality residential development.

3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.

The proposed change is not a rezoning of an existing mobile home park.

Vesting Tentative Tract Map Findings

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, a Tentative Map approval can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings.

THE PLANNING COMMISSION SHALL APPROVE A TENTATIVE MAP IF THE MAP COMPLIES WITH STATE AND LOCAL REGULATIONS AND IF ALL OF THE FOLLOWING FINDINGS ARE MADE:

1. THAT THE PROPOSED MAP IS CONSISTENT WITH THE APPLICABLE GENERAL PLAN AND SPECIFIC PLANS;

The proposed map is consistent with the proposed change of the General Plan designation as the applicant is proposing LUD No. 1—Single-Family as the best fit for the proposed project, as it allows the construction of detached single-family dwellings at moderate densities. As proposed, the project will also be consistent with the pending update to the Land Use Element of the General Plan and the 2013-2021 Housing Element. The General Plan identifies the district as an area that will benefit from a wide variety of lot sizes in different locations of the City offering the single-family lifestyle as a choice across a spectrum of incomes and environmental preferences. No specific plan applies to the subject site.

2. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The proposed map is consistent with the proposed General Plan designation of LUD No. 1—Single-Family, as it allows the construction of detached single-family dwellings at moderate densities up to seven dwelling units per acre. No specific plan applies to the subject site.

3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

The 5.76-acre site is physically suitable for a subdivision to create 40 individual lots for single-family dwellings in a small-lot development pattern and 5 additional lots A through E to accommodate streets, walkways and open common space areas. Currently, a vacant church facility is located on the site and no services associated with the church are being conducted at the site. Significant amounts of infill dirt will be imported to correct topography and hydrology configurations as part of the overall site grading plan, after which the site will be physically suitable for small-lot development for 40 single-family homes.

4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

The site is physically suitable for the proposed density of development. The R-1-M density for a minimum lot size of 3,600 square feet, which would allow for 69 units. The applicant is requesting 40 units; this allows adequate setbacks between buildings, adequate private outdoor yard space, and adequate separation of structures from the adjacent neighborhood, while using land efficiently. The site also includes a neighborhood "paseo" that allows for a walkable area that meanders through the residential community and leads toward both the outdoor recreation area and pocket park. Proposed street widths comply with minimum widths, and are designed to foster a more inviting and safer pedestrian and bicycling environment, as narrower streets result in lower automobile speeds.

5. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;

An Environmental Impact Report was prepared for this project (EIR 04-16). The Draft EIR found that the proposed project would have potentially significant and unavoidable environmental impacts in the area of cultural resources only. The EIR found that even after mitigation requiring archival documentation of the chapel structure, impacts related to demolition of this building would remain significant and unavoidable. Therefore, a Statement of Overriding Considerations has also been prepared and is included as an exhibit. Regarding fish and wildlife, there are no streams, ponds, or riparian habitat present on the site and no impacts to fish; however, a number of potentially-significant impacts to Nesting Birds were identified. The project would have the potential to impact migratory birds if construction occurred during the nesting seasons, but with the implementation of Mitigation Measure BIO-1 impacts towards nesting birds would be brought to a less than significant level.

6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

The design of the subdivision complies with all applicable City standards and as such, is not likely to cause serious public health or safety problems. The project will consist of a residential development, which is a low-intensity land use that is not known to cause negative public health impacts. Regarding safety issues, the Long Beach Police and Fire Departments have reviewed the proposal, and their comments and design requirements have been incorporated into the project, to ensure the site will have adequate access points and routes for emergency

vehicles. No serious public safety impacts or problems will result from the proposed project.

7. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The property has an easement for fire access on the northerly side of the property that accommodates the senior housing development to the north. The design of the subdivision has retained the easement as a fire access road, and as designed the project will not cause conflicts with the property to the north or the proposed development. In addition the property maintains a lease agreement with a cellular tower on the northwest corner of the site. The area has been designed as a pocket park and maintains access to the cellular tower and cellular tower equipment. No other public easements exist on the property other than those stated above.

Site Plan Review Findings

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;

The design is harmonious, consistent, and complete within itself, in that the development provides for three 2-story, single-family plan types (Plan 1, Plan 2 and Plan 2x), all designed with Craftsman influence, featuring high pitched gabled roofs, Board and Batton Lap Siding. Each Plan has its own paint color palettes. Plans 1 and 2 are specifically designed to be side-by-side to provide breaks between front yard setbacks and driveway lengths, contributing to open street views. Plan 2x includes larger living areas and are placed on larger lots.

The development provides for sixteen Plan 1 types of 2,475 square feet, fifteen Plan 2 types of 2,530 square feet, and nine Plan 2x types of 2,700 square feet that are typical in scale with the surrounding neighborhood. All three plan types feature four bedrooms and three baths with a two-car garage. Street parking is provided on one side of the street and additional parking spaces are located adjacent to the pocket park area.

The project is consistent with the Housing Element goal as it allows for the opportunity for homeownership that will contribute to the stability and quality of the surrounding neighborhood. Overall, the development is also compatible in design, character, and scale with the surrounding community. It maintains the theme and lifestyle of detached single-family homes, while providing a more concentrated, centrally-focused residential community.

2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PLAN DEVELOPMENT GUIDELINES OR THE GENERAL PLAN;

There are no special design guidelines for General Plan LUD No. 1 or the R-1-M zone. However, all residential projects proposing over four units must be reviewed by the Site Plan Review Committee to ensure high quality residential design with internal community amenities. The project proposed multiple plan types, in a Craftsman-influenced coordinated architecture, with color palettes to ensure

interest and variability. The internally-consistent and coordinated architecture ensures that the project conveys a cohesive design appearance. Furthermore, the development will conform to the development standards for R-1-M, single-family residential standards, Site Plan Review, and subdivision regulations. A Homeowner's Association (HOA) will be created, and will be responsible for managing the ongoing maintenance of all common improvements and facilities. The HOA will be responsible for enforcing the maintenance and appearance standards for each dwelling, as well as enforcing parking restrictions and managing the placement of trash carts for refuse collection. The project design provides a higher level of community amenities, as well as self-contained internal circulation, and a higher level of design and architectural quality for each building, than would be obtained from individual development of each single-family dwelling.

3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE;

The project will result in the removal of most, if not all, mature trees on the project site, as no alternative design is possible that would not remove the trees. The project requires major site grading and significant infill importation to correct topographical and hydrologic deficiencies before a new subdivision of single-family homes could be constructed. Moreover, any new residential development at this site—even one of reduced density—would almost certainly require the same level of grading and brush and tree clearance to prepare the site for development. The proposed landscape plan will provide for new 24-inch box trees as buffer trees along the perimeter of the project, street trees and canopy trees within the recreation area.

4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND

The proposed development will contain its own internal street system, which will be privately owned and maintained. Improvements to the public right-of-way adjacent to the project will include a new curb and gutter to close off existing driveway aprons and open new entries on Norwalk Boulevard. This will include repair and replacement of sidewalk, curb, and gutter as necessary adjacent to the project site.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25 1 AS FOLLOWS:

Not Applicable. This finding applies only to non-residential developments, and the proposed project is a residential development.

EXHIBIT F

CONDITIONS OF APPROVAL
General Plan Amendment, Zone Change
Vesting Tentative Tract Map, and Site Plan Review
3655 N. Norwalk Boulevard
Case No. 1510-19
January 5, 2017

Special Conditions:

1. The following approvals are granted for this project:
 - a. Certification of EIR 04-16, Findings and Statement of Overriding Consideration.
 - b. General Plan Amendment: from LUD No. 10—Institutional and School District, to LUD No. 1—Single-Family District.
 - c. Zone Change: from "I" (Institutional) to "R-1-M" (Single-Family Residential).
 - d. Vesting Tentative Tract Map for a new land subdivision, to include 40 residential lots and A – E lots for other common area to be owned by the community/homeowners' association.
 - e. Site Plan Review approval for a private gated residential community of 40 new single-family dwellings with a recreation areas, paseo walkway and private street.

The approval of each of the above items (numbered sequentially a through e) is contingent upon the approval and validity of the immediately preceding item. For example, the Zone Change may only take effect if the General Plan Amendment is approved.

2. The developer shall give a minimum of two weeks notice to the Native American Heritage Commission prior to ground disturbing activities and shall allow monitors on site as specified in the project Environmental Impact Report (EIR 04-16), response to comments section.
3. The private streets within the development shall be named in accordance with the requirements of the Building and Safety Bureau, to the satisfaction of the Director of Development Services. If possible, street names conforming to the existing public street pattern shall be used. The streets shall not be named for persons living or dead, nor using generic nature-related terms.
4. Prior to issuance of a grading permit, the developer shall submit a proposed haul route for all construction truck trips to the Director of Development Services and the City Engineer for review. The Director of Development Services and/or City Engineer may modify this proposed haul route as they deem necessary.
5. The developer shall abide by the haul route approved by the Director of Development Services and City Engineer, and failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction

permits or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the developer's hauling practices to be remedied.

Project Design

6. Each individual residential lot, of which 40 are approved, shall be developed with a single-family dwelling only.
7. The project shall be developed in substantial compliance with the plans approved by the City Council. Each structure shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the developer shall be required to submit an application for a Modification of Approved Permit.
8. The architectural design of all buildings shall be harmonious and complementary, and the architectural style shall not be changed between buildings or between phases of construction.
9. The developer shall provide an eight-foot-tall (8'-0") CMU block wall at the project perimeter abutting the Artesia – Norwalk Drainage Channel located on the west, the existing senior housing development to the north, along N. Norwalk Boulevard and main entrance of the project site.
10. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
11. All forms of barbed wire and razor wire shall be prohibited on the site.
12. All exterior plaster (stucco) within the development shall be a 20/30 sand finish.
13. Any street lights and exterior building lights to be provided within the private development shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any residential property or structure.
14. All street lights and exterior building lights within the private development shall be Illuminating Engineering Society of North America (IESNA)-certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.

Tentative Map, Final Map, and C,C,&Rs

15. The Final Map is to be prepared in accordance with the approved Vesting Tentative Tract Map and shall be filed within thirty-six (36) months from the date of approval by the City Council of the Vesting Tentative Map, unless prior to expiration of the thirty-six month period, the developer submits a written request for an extension of time, which receives approval from the Zoning Administrator.
16. The Final Map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach, unless specified otherwise herein.
17. 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.
18. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.
19. All required off-site improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the Final Map.
20. The developer shall cause to be prepared Covenants, Conditions, and Restrictions (C,C,&Rs) for this project. A copy of the C,C,&Rs are to be provided to the Director of Development Services for review and approval prior to transmittal to the California Department of Real Estate or recordation with the County Recorder prior to the approval of the Final Map.
21. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
22. The C,C,&Rs shall be executed and recorded against the title of the parcel(s) and shall contain the following provisions, which shall also be noted on the Final Map:
 - a. The subject residential project consists of forty (40) individual lots for single-family dwellings;
 - b. A minimum of two (2) garage parking spaces shall be permanently maintained as parking facilities for each dwelling in the project. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, rented, or sold, and are to be used exclusively by the residents of the same single-family dwelling on the lot where each garage is located;

- c. A minimum of eighteen (18) guest parking spaces shall be permanently maintained along the private road, along with and three (3) head-in only guest parking spaces adjacent to the main recreation area, within the development. These spaces shall be reserved solely for visitors and shall not be used by residents of the development;
- d. A clear, detailed and concise written description of the common areas and facilities of the community shall be provided;
- e. The Homeowners' Association shall be responsible for the operation and maintenance of the following, and such responsibilities shall be provided for in the C,C,&Rs:
 - 1) The private sewer connection(s) to the public sewer in the public right-of-way;
 - 2) The site drainage system(s);
 - 3) The maintenance of all common areas, common landscaping, community buildings, facilities, common area furniture and play tot and amenities;
 - 4) A provision for the maintenance of the exterior of each residence and the private landscaping associated with each residence;
 - 5) All private streets, sidewalks, parkways, and driveways;
 - 6) All perimeter fences, walls, and gates, and interior fences, integral color paving/concrete, walls, and gates;
 - 7) All adjacent public right-of-way street trees, parkways, sidewalks, and drive aprons;
 - 8) Enforcement of parking restrictions for the guest parking spaces;
 - 9) Any costs or corrections due to building or property maintenance code enforcement actions.
- f. A parking restriction plan shall be provided for the guest parking spaces for trash pickup day. Trash pickup shall be limited to one day per week to reduce the impact on guest parking.
- g. The developer shall maintain the pedestrian walkway connecting to Norwalk Boulevard.
- h. Graffiti removal shall be the responsibility of the Homeowner's Association. Graffiti shall be removed within 24 hours of its discovery. This responsibility shall include graffiti on the outside of the perimeter walls in addition to any graffiti within the development.
- i. Secondary housing units ("granny flats") shall be prohibited.

Operation and Maintenance

23. All residential trash receptacles shall be stored in the designated trash areas shown on approved plans. The intent of this condition is that trash receptacles shall be stored within each dwelling's garage or inside of a fenced yard area, concealed from view from the access road and neighboring dwellings.
24. All exterior on-site newsstands and racks (including free publications, classifieds, etc.), vending machines, donation bins, and publicly-accessible telephones shall be prohibited, and any existing ones shall be removed.

Public Works Conditions

25. The developer shall provide for 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 California Subdivision Map Act and Title 20 of the Long Beach Municipal Code.
- 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 off-site improvements and facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by an 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 or import hauling, concrete and other deliveries, etc.).

Public Right-of-Way

- e. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-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, the developer shall diligently pursue the acquisition and dedication of the right-of-way.
- f. The Subdivider shall provide to the City of Long Beach utility easements for facilities proposed within the private development site/street for Gas, Water, Fire, refuse collection access, and any other public necessities to the satisfaction of the interested Department or agency and shall show on the final map.

- g. The Subdivider shall provide the necessary storm drain easements to the County of Los Angeles on the final map or successor final maps. If additional storm drain easements are required by the County of Los Angeles and provided by separate instrument, recorded copies of same shall be provided to the Director of Public Works for our records.
- h. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map filing.

Off-Site Improvements

- i. 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.
- j. The Subdivider shall remove unused driveways and replace with full-height concrete curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed per Public Works Standards 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 Division at (562) 570-6331 to request additional information regarding driveway construction requirements.
- k. The Subdivider shall repair the cracked and uplifted section of sidewalk pavement adjacent to the site along Norwalk Boulevard. 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).
- l. 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.
- m. All rough grading shall be completed prior to the approval of the final map. 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.

- n. The Subdivider shall construct the required storm drain line in connection with the proposed development in accordance with approved plans. An excavation permit issued by the Department of Public Works is required for all work in the public right-of-way. Contact Russ Caveness of Construction Services for information about excavation permits at (562) 570-6530. The proposed storm drain system must be reviewed and accepted for operations and maintenance by the County of Los Angeles Department of Public Works at 626-458-4921 to initiate plan review. The Subdivider shall also provide said plans to the Director of Public Works for review prior to approval of the final map.
- 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 and Transportation

- p. The Subdivider's site plan proposes to construct a private street accessing the development site, consisting of a 20-foot-wide circular roadway surrounding a large landscaped center median. Public Works requires a minimum 25-foot-wide roadway for the circular access road to provide for a standard 2-lane roadway. The developer shall revise the plans to comply with the minimum street width requirement.
- q. The developer shall not install left turn markings in the two-way left turn lane.
- r. 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.
- s. 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.
- t. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- u. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- v. All traffic control device installations, including pavement markings of the private streets and parking lot(s) shall be installed in accordance with the provisions of the California Manual on Uniform Traffic Control Devices (MUTCD), 2013 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

Storm Water

- w. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the Subdivider or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit, or wish to obtain an application, please call the State Regional Board office at (213) 266-7500 or visit their website for complete instructions at www.waterboards.ca.gov/stormwtr/construction.html. Left-click on the Construction General Permit 99-08-DWQ link.

Long Term Maintenance

- x. 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 public rights-of-way adjacent to the development site. 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.
- y. The Subdivider's site plan proposes a controlled gate entry with controller box at the driveway entrance. The Subdivider shall design the driveway entrance to minimize queuing into the public rights-of-way. The driveway shall be designed for a minimum three (3) car queue, measured from the back of the public sidewalk to the controller pad.

EIR Mitigation Measures

26. The developer shall provide for compliance with the following mitigation measures, as set forth in EIR :

a. Biological Resources

- 1) **Mitigation Measure Bio-1: Nesting Birds.** If vegetation clearing or other project construction is to be initiated during the bird breeding season (February 1 through August 31), pre-construction/grading surveys shall be conducted by a qualified biologist. Surveys shall be conducted no more than three days prior to the initiation of clearance/construction work. If a nesting bird or special-status species is located, consultation with the local California Department of Fish and Wildlife representative shall occur to determine what avoidance actions may be taken. If any active non-raptor bird nests are found, a suitable buffer area (varying from 250-300 feet), depending on the particular species

found, shall be established from the nest, and that area shall be avoided until the nest becomes inactive (vacated). If any active raptor bird nests are found, a suitable buffer area of typically 250-500 feet from the nest shall be established, and that area shall be avoided until the nest becomes inactive (vacated). The limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area by a qualified biologist hired by the project proponent and endorsed by the City of Long Beach. Encroachment into buffers around active nests must be conducted at the discretion of a qualified biologist. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of nesting birds.

b. Cultural Resources

- 1) **Mitigation Measure CR-1: Resource Recovery Procedures.** In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Native American representative shall be retained to monitor any mitigation work associated with Native American cultural material.
- 2) **Mitigation Measure CR-2: Human Remains Recovery Procedures.** If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission. Additional surveys will be required if the Project changes to include unsurveyed areas.
- 3) **Mitigation Measure CR-3: Building Documentation.** Archival documentation of as-built and as-found condition shall be collected for the chapel. Prior to issuance of the first demolition permit for the project, the lead agency shall ensure that documentation of the building is completed in accordance with the general guidelines of Historic American Building Survey (HABS) documentation. The documentation shall include large-format photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. The original archival-quality documentation shall be offered as donated material to repositories that will make it available for

current and future generations. Archival copies of the documentation also would be submitted to the City of Long Beach Development Services Department, the downtown branch of the Long Beach Public Library, and the Historical Society of Long Beach where it would be available to local researchers.

Standard Conditions – Plans, Permits, and Construction:

27. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.
28. 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.
29. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
30. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
31. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
32. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
33. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
34. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.

35. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
36. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
37. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
38. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
39. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
40. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
41. For projects consisting of new buildings, parking lots, or landscaped area, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to the issuance of a building permit. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Director of Development Services.
42. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
43. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip

irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.

44. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
45. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
46. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
47. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
48. For projects consisting of new buildings, the Building and Safety Bureau maintains the right to require new development to provide a certain percentage of EV charging space and EV charging station per building code requirements.
49. 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. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed

Standard Conditions – General:

50. 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).
51. 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.

52. This approval is required to comply with these 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).
53. 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.
54. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
55. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
56. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
57. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.
58. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
59. Any graffiti found on site must be removed within 24 hours of its appearance.
60. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
61. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.

62. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of 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 the anticipated litigation costs.

EXHIBIT G

June 30, 2016

Honorable Mayor Robert Garcia, City Council Members and Planning Commissioners
City of Long Beach
333 West Ocean Boulevard
Long Beach, CA 90802

Re: Proposed "Dorado" Housing Project
3655 North Norwalk Boulevard

Dear Mayor Garcia et al.,

As a neighbor to the above referenced property, please consider this letter as my support for the Dorado project. A new gated community of 40 single family homes will be a great asset to the El Dorado Park Estates neighborhood. The homes will attract families to establish roots in our community as well as give existing neighbors the opportunity to purchase a new home while remaining in the immediate area.

Now that the property is vacant, I respectfully request that the City expedite the approvals for the Dorado project. Thank you for your time and consideration.

Sincerely,



Mark Harris
7806 Timor St.
Long Beach, CA 90808