

**MODIFIED CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS**

**GC-13. RESTRICTED LOADING ZONES:**

Private bus/shuttle stops and street truck loading shall be prohibited in the public right-of-way. Private bus/shuttle stops and street truck loading may be permitted on the new east-west connector street. [COA] [PUBLIC WORKS]

**PS-1. REQUIRED REVISIONS TO PROJECT PLANS:**

The plans shall be revised as described below:

- a) Per the Public Works Department, remove stairs and elevators from the southwest corner of Parking Structure B and northwest corner of Parking Structure A (to discourage jaywalking across Palomar Avenue).
- b) Not used, condition addressed in updated plan set.
- c) Not used, condition addressed in updated plan set.
- d) Per the Community Development Department, relocate the trash enclosure along Mary Avenue north of Building 6 further away from Mary Avenue.
- e) Not used, condition addressed in updated plan set.
- f) Not used, condition addressed in updated plan set.
- g) Not used, condition addressed in updated plan set.
- h) Per the Community Development Department, provide wheel stops for parking spaces that are directly perpendicular to pedestrian walkways.
- i) The applicant shall work with the neighboring property owner at 928-930 Benecia Avenue to install one to two speed bumps on the shared driveway by Parking Structure D. The speed bumps shall be clearly visible.
- j) Not used, condition addressed in updated plan set.
- k) Applicant shall work with staff to maximize the use of pervious hardscape.
- l) The applicant shall work with staff to increase the number of estate-sized native trees as appropriate for the landscape plan.
- m) Not used, condition addressed in updated plan set.
- n) The applicant shall work with staff to save as many trees as possible. [COA] [PLANNING/PUBLIC WORKS]

**PS-2. PARKING STRUCTURE A AND B RECESSES:**

The back portion of the recessed wall facing the street for Parking Structures A and B shall be treated with darker colors to give the appearance of a greater setback, and a contrasting color added to the 20-foot perpendicular walls. The final design is subject to the review and approval of the Director of Community Development. [COA] [PLANNING]

**PS-3. CONSTRUCTION PHASING PLAN:**

A construction phasing plan shall be submitted for review and approval by the Director of Community Development to ensure completion of each phase to meet the overall project design concept, required infrastructure,

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and other site and off-site improvements. The phasing plan shall be submitted prior to submittal of the first building permit within each phase (as identified in Attachment 14 of the April 10, 2017 Planning Commission staff report). Each phase shall be exercised within two years of completion of a prior phase. If not exercised, the square footage of the remaining phases may be returned to the City's development reserve for use in other projects. The phasing plan shall include, but not be limited to the following:

- a) Limits of work and timelines for each of the phases;
- b) Schedule for compliance with conditions of approval;
- c) Schedule for fee payments;
- d) Compliance with all applicable zoning and Peery Park Specific Plan requirements in each phase (e.g. parking and landscaping);
- e) Incorporation of plan elements common to all properties in the phase area;
- f) Compliance with all required mitigation measures in each phase;
- g) Plan for Phase A Offsite Improvements: Project frontage streetscape improvements along Maude Avenue, Mary Avenue, and Benecia Avenue;
- h) Plan for Phase B and E Offsite Improvements: Project frontage streetscape improvements along Mary Avenue and Almanor Avenue;
- i) Plan for Phase C and D Offsite Improvements:
  - i. Complete off-site improvements on Palomar Avenue (between east-west connector and Almanor Avenue);
  - ii. Complete off-site improvements on Palomar Avenue (between east-west connector and Del Rey Avenue);
  - iii. Project frontage streetscape and median improvements on Mary Avenue (between Maude Avenue and Almanor Avenue);
  - iv. Complete off-site improvements on Del Rey Avenue;
  - v. Project frontage streetscape improvements on Almanor Avenue; and
  - vi. Public access improvements for the new east-west connector;
- j) Construction truck routes;
- k) Public vehicle and pedestrian access;
- l) Construction staging;
- m) Employee/contractor parking

An alternate phasing of off-site public improvements may be considered by the Department of Public Works if on-site building phasing is modified. [COA] [PLANNING/PUBLIC WORKS]

**PS-4. EXTERIOR MATERIALS REVIEW:**

Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

PF-1. TIMING OF OFF-SITE IMPROVEMENTS:

All required off-site improvements shall be completed for each phase (as identified in Attachment 14 of the April 10, 2017 Planning Commission staff report) prior to final occupancy of any building/parking structure within that phase. Any requested modifications shall be subject to the review and approval of the Director of Public Works. [COA]  
[PLANNING/PUBLIC WORKS]