

Attachment A – Stipulations – PHO-8-23—Z-195-81-1

Location: Approximately 730 feet south of the southwest corner of 23rd Avenue and Parkside Lane

STIPULATIONS:

1.	That THE new development SHALL be in general conformance with the site plan dated STAMPED JULY 27, 2023 8/3/99 , AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT.	
2.	That right-of-way be dedicated, and adjacent roadways improved in a manner consistent with adopted plans at the time of subdivision/site plan approval, as approved by the PLANNING AND Development Services Department.	
3.	That a landscaping theme creating a strong visual identity be developed for the entryway along 23rd Avenue (upon redevelopment of Parcel 7) consistent with Commerce Park standards. A FIVE (5) FOOT ATTACHED SIDEWALK AND landscaping shall be provided, within the right-of-way along the east side of 21st Avenue, with a minimum 10' landscape setback FROM THE PROPERTY LINE. (which shall include minimum 15-gallon size drought resistant shade trees spaced a maximum 20' on center, or provided in equivalent groupings). Along the west side of 21st Avenue, a 6' decorative masonry wall shall be provided, to be set back a minimum 25' from the right-of-way. The setback area shall be dustproofed in an appropriate manner, as approved by THE PLANNING AND Development Services Department.	
4.	DEDICATE MINIMUM 50-FEET OF RIGHT-OF-WAY FOR THE EAST SIDE OF 23RD AVENUE, ADJACENT TO THE DEVELOPMENT. THE IMPROVEMENTS TO 23RD AVENUE SHALL BE CONSISTENT WITH THE MAJOR COLLECTOR D CROSS SECTION AND SHALL INCLUDE:	
a.	A MINIMUM 5' WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 13' WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK ADJACENT TO THE DEVELOPMENT.	
b.	A MINIMUM 25 FEET OF PAVING FROM THE MONUMENT LINE TO THE FACE OF CURB, ADJACENT TO APN 209-03-294, CONNECTING THE EXISTING PAVING ON 23RD AVENUE TO THE REQUIRED RIGHT-OF-WAY IMPROVEMENTS ADJACENT TO THE SUBJECT SITE, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.	
c.	DEDICATE A TEMPORARY 50-FOOT RADIUS TURNAROUND EASEMENT AT THE SOUTHERN TERMINUS OF 23RD AVENUE, INCLUDING ALL INCIDENTAL IMPROVEMENTS, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.	

5. 4.	That the site be maintained in a dust and litter free condition, as approved by the PLANNING AND Development-Services Department.	
6. 5.	That independent of the development east of 21st Avenue, Parcel 7 shall comply with A-1 development standards for the existing use, or seek appropriate variance relief.	

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