

Attachment A - Stipulations – PHO-1-25—Z-63-06-7

Location: Approximately 315 feet west of the northwest corner of 35th Avenue and Grant Street

STIPULATIONS:

1. ~~That~~ Only emergency vehicle access shall be allowed from Grant Street.

WALL ELEVATIONS

2. ~~That~~ The wall shall be constructed on all 4 sides of the site except for an area on the north side where the property is adjacent to 3533 and 3539 West Lincoln Street and where the emergency vehicle access gate is located along Grant Street. The wall and gate shall at a minimum meet the requirements below as approved or modified by the PLANNING AND Development Services Department.
 - A. ~~That~~ The wall shall be decorative in design, smooth stucco and/or split face block.
 - ~~B. Undulation of the wall along Grant Street shall be provided every 45 feet.~~
 - B. ~~That~~ The wall height shall be a minimum of 8 feet.
 - ~~C.~~
 - C. ~~That~~ A solid gate shall be provided, along Grant Street, (for emergency vehicle access only) that eliminates any view of the site interior.
 - ~~D.~~

LANDSCAPE IMPROVEMENTS

3. ~~That~~ A 25-foot landscape setback shall be provided along Grant Street and shall include 3 to 4 inch caliper trees spaced a distance of 20 feet on center or in equivalent groupings as approved by the PLANNING AND Development Services Department.
4. That the landscape materials provided within the Grant Street landscape setback area shall be from the guidance provided in the Estrella Village Arterial Street Landscape Program as approved by the PLANNING AND Development Services Department.

STREET IMPROVEMENTS

5. That right-of-way totaling 25 feet shall be dedicated for the north half of

Grant Street as approved by the PLANNING AND Development Services Department.

6. That the developer shall construct all streets adjacent to the development with sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the city. All improvements shall comply with all ADA standards.

PHO ACTION

7. ~~That~~ All improvements, as addressed in these above stipulations, shall be completed within 18 months of City Council approval. Evidence that shows completion of all improvements shall be submitted to the Planning Hearing Officer for Administrative Review to ensure compliance.
8. ~~That~~ Prior to site plan approval that both applicant and landowner SHALL execute a waiver of claims under proposition 207 in a form approved by the City Attorney's Office. Said waiver shall be recorded by the city and placed in the application file for record.