**City of Cerritos**
Department of Community Development
18125 Bloomfield Avenue Cerritos, CA 90703
Phone: (562) 916-1201
Website: permits.cerritos.gov

# PRECISE PLAN APPLICATION GUIDE

Use this application guide for both precise plan applications and precise plan amendments.

## How to Apply

1) Visit **permits.cerritos.gov** and set up a user account. Click “Log In” at top right corner. Select “Create a Profile”. Then, enter contact information, and create a password.

2) The following supplemental attachments are required to be uploaded online for your application to be deemed complete:

1. ☐ Appendix H (Environmental Checklist Form).
    a. ☐ Certification (signed).
    b. ☐ Site Photos and Photo Key.
2. ☐ Conditional Use Permit Application (if applicable).
3. ☐ Plot Plan Tabulation (residential only).
4. ☐ Property Owner's Consent to File Application (signed and notarized).
5. ☐ Legal Description.
6. ☐ Current title report OR both a grant deed and a recent property tax bill.
7. ☐ Parcel Map Application (if applicable).
8. ☐ Property Owner's List Preparer's Affidavit (signed and notarized).
9. ☐ Base Map- One (1) copy with each parcel within 500 feet numbered.
10. ☐ Gummed Labels (typed): Listing of names and addresses of all parcel owners within 500 feet, numbered corresponding to base map above (2 sets/1 copy).
11. ☐ Architectural Plans - Five (5) full size copies (folded 8-1/2" x 11"):
    a. ☐ Plot/Site Plan (Colored and Black & White).
    b. ☐ Conceptual Landscape Plan.
    c. ☐ Floor Plans.
    d. ☐ Elevations (Colored and Black & White).
    e. ☐ Roof.
    f. ☐ Sections.
    g. ☐ Pedestrian Circulation Plan.
12. ☐ Colored perspective rendering.
13. ☐ Bound Presentation Packet - Fifty (50) copies (11" x 17"). Packet to include colored versions of all renderings/drawings listed in items 12 and 13 above. Applicable to all commercial/industrial development proposals as well as multi-family residential developments.
14. ☐ Color/material sample board.
15. ☐ Application fees.
16. ☐ Other items required by Staff.

21. ☐ If the property is located in a homeowners’ association (HOA), an HOA Approval Form is required to be completed.

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*All attachments must be uploaded as PDF documents.*

*The City will accept either an official digital signature or a scanned copy of a wet signature. Digital signatures must be timestamped through a digital signature platform, such as the "Fill & Sign" tool of the free Adobe Reader, DocuSign, or any other digital signature.*

Should you have any questions, please do not hesitate to contact the Department of Community Development at (562) 916-1201.

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# GUIDELINES TO ASSIST IN COMPLETING APPLICATIONS FOR PRECISE PLANS, CONDITIONAL USE PERMITS

The following guidelines have been developed to streamline the application process for the City of Cerritos:

1. Applicants should submit two (2) copies of conceptual plans for review by the Planning and Engineering Departments prior to beginning work on this application. Within said plans the applicant shall incorporate design elements in order to satisfy the following condition of approval:

   Enhanced Architectural Detailing: For all new two-story residences or room additions greater than 900 square feet that include a second story, the property owner/developer shall be required to incorporate enhanced architectural detailing on the rear building elevation. In addition, enhanced architectural detailing shall be required for all side building elevations that are within public view. Architectural detailing may include, but shall not be limited to, the use of enhanced building materials such as stone, brick and wood siding, as well as raised stucco banding/window trim and decorative shutters. In addition, the incorporation of building projections and offsets along the subject building elevation may also be used to assist in creating visual interest and depth. The design, materials and treatments to be applied to the building elevation shall be subject to the review and approval of the Department of Community Development.**

   **The Planner assigned to your project will be available to provide assistance regarding the implementation of architectural enhancements that are complementary to the overall appearance of the home that satisfy the referenced condition of approval.

2. Following the review of the conceptual plans by the Planning and Engineering Departments, a meeting will be arranged with the applicant by the Planner assigned to the project. This meeting will assist the applicant in determining specific details of their project which may affect their application.

3. Before submitting the application for final review, please insure that all required forms are complete, the required colored drawings have been prepared and all related documents are included.

4. Exact public hearing dates for a project are difficult to determine, as they are affected by the completion of required revisions, environmental review, and the Cerritos Planning Commission and/or Cerritos City Council's schedule. As a general rule, it takes from 6 to 8 weeks after the application is submitted (in complete form) before the project is heard by the Cerritos Planning Commission.

5. Please note, all projects in excess of 900 square feet in total area will be subject to the provisions of the City of Cerritos Construction and Demolition (C & D) Debris Diversion Ordinance in order to insure compliance with State mandated recycling requirements. The provisions of said ordinance provides developers/contractors with two options for compliance:

   Contracting with the City's waster hauler, CalMet Services, for your project's waste hauling services automatically brings your project into compliance with the C & D ordinance.

   Waste hauled by anyone other than CalMet services will be subject to a refundable deposit in the amount of $.50 per square foot of project area and you will be responsible for recycling at least 50% of the C & D waste generated from the project. Upon submission of documentation verifying that said recycling requirements were met, the deposit will be refunded.

Projects under 900 square feet in area are exempt from the C & D ordinance. For additional information please contact the Building and Safety Division at (562) 916-1209.

The abovementioned guidelines are general in nature, and may vary from one project to the next. Should you have any questions, please feel free to contact the Department of Community Development at (562) 916-1201.

## General Notes

All information submitted on the application form should be typed or legibly printed.

Please give full and complete answers to all questions or note N/A (not applicable). If necessary, attach extra sheets.

Do not forget to complete the affidavits included within this packet.

## Application Fees

Upon staff review and determination that the application is complete, the applicant will be notified of the fees to be paid. Included within this review will be a determination by the California Department of Fish and Game of all CEQA eligible projects regarding a proposed project's impact on the environment. Eligible projects will be required to submit the appropriate Fish and Game Environmental Determination fee at the time the Notice of Determination is filed with the County Clerk's office.

Any required fees may be paid either by check, cash or money order.

## Attachments

Base Map (Scale 1" = 100'–0" or 1" = 200'–0") and gummed labels

Please submit one copy of a base map indicating the applicant's property and adjacent properties within 500 feet of the exterior boundaries of the applicant's property, as follows:

**Base Map**
Each property within 500 feet of the exterior boundaries of the applicant's property should be numbered to correspond to the information on the list of property owners submitted by the applicant;

Los Angeles County House Numbering maps are acceptable to the City for use as the required base map (1" = 100'–0" or 1" = 200'–0") and may be obtained at:

Los Angeles Department of Public Works – Survey Division
900 South Fremont, 3rd Floor
Alhambra, CA 91803
Phone: (818) 458-5131
Monday – Thursday (7:00 am – 5:30 pm)
Closed on Fridays

**Gummed Labels**
The applicant/list preparer shall type a list of the names and addresses of all property owners within 500 feet of the exterior boundary of the applicant's property onto gummed labels. Each property shown on the gummed label should be numbered to correspond to information on the base map (formatting requirements are included at the end of this packet).

The latest property ownership information is available on the assessment roll of the Los Angeles County Assessor at two locations:

Hall of Administration
500 West Temple, Room 205
Los Angeles, CA
Phone: (213) 974-3211

County of Los Angeles Assessor's Office
1401 E. Willow Street
Signal Hill, CA 90755
Phone: (562) 256-1701

## Plot/Site Plan

Submit Five (5) Copies

**Scale**
Preferably at least 1" = 20'. Larger scales up to 1" = 10' shall be used to show development on small lots. For example: use a 1" = 10' scale for a 50' x 100' lot. Paper sizes larger than 36" x 48" will not be accepted by the Department of Community Development.

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**Contents:**

- North Arrow;
- Title block showing the address of the subject property, name and address of the property owners, name and address and telephone number of the architect, engineer, and developer;
- All boundary lines of the subject property shall be fully dimensioned, showing the name and location of all abutting streets;
- The location and dimensions of public and/or private easements;
- The locations of all proposed buildings and structures;
    - If there are any existing buildings or structures which will remain on the property in addition to the proposed development, please indicate their exact location. The locations of all buildings and structures shall be fully dimensioned;
    - Outline of all buildings on adjacent properties including location of all windows of any residential property;
- The locations of required and/or proposed improvements, including street dedications and above-ground utility boxes;
- The location of proposed fences and gates indicating length and height dimensions, materials and colors to be used;
- Pedestrian, access, loading and unloading area, parking details including the dimensions/type of parking spaces, aisles, access drives and curb cuts and the flow of traffic noted by arrows;
- All landscaped areas, indicating dimensions;
- The location of trash storage areas and the type of screening to be used;
- The location of all proposed signs and exterior lighting;
- All required statistical data and information must be written on the plot plan sheet. This information includes but is not limited to the following:
    - Property area;

- Floor areas of building(s);
- Percentage of property covered by buildings;
- Total area of landscaping, not including landscape that is part of parking areas;
- Percentage of landscaped area to the area of the property not covered by buildings and structures;
- Number of parking spaces and how determined (commercial/industrial only).

## Conceptual Landscape Plan

Submit five (5) copies folded 8½" x 11", of a conceptual landscape plan.

Please note: This requirement is applicable to all commercial/industrial development. Proposals as well as multi-family residential developments. This requirement shall not apply to single-family room additions or single unit residential construction.

## Floor Plans

Submit five (5) copies of the floor plan drawn in ¼" = 1" scale. Said plans should be fully dimensioned.

Please note: the Los Angeles County Building Code requires that two-story residential projects with second story square footage in excess of 2,000 square feet shall provide two (2) stairways contained wholly within the residence for safety purposes.

## Elevations and Sections

**Elevations**

Please show elevation views of all sides of all proposed buildings/structures and any existing buildings that will remain on the site indicating building materials, colors and all necessary dimensions such as height, length, etc. No partial elevations will be accepted by the Community Development Department.

Within said plans new home and room addition applicants shall incorporate design elements in order to satisfy the following condition of approval:

> Enhanced Architectural Detailing: For all new two-story residences or room additions greater than 900 square feet that include a second story, the property owner/developer shall be required to incorporate enhanced architectural detailing on the rear building elevation. In addition, enhanced architectural detailing shall be required for all side building elevations that are within public view. Architectural detailing may include, but shall not be limited to, the use of enhanced building materials such as stone, brick and wood siding, as well as raised stucco banding/window trim and decorative shutters. In addition,

the incorporation of building projections and offsets along the subject building elevation may also be used to assist in creating visual interest and depth. The design, materials and treatments to be applied to the building elevation shall be subject to the review and approval of the Department of Community Development.**

**The Planner assigned to your project will be available to provide assistance regarding the implementation of architectural enhancements that are complementary to the overall appearance of the home that satisfy the referenced condition of approval.

**Sections**:
Sections shall indicate dimensions such as the height of the building, height and dimensions of overhangs, etc.

## Pedestrian Circulation Plan

Submit five (5) copies folded 8½" x 11", of a pedestrian circulation plan in accordance with Cerritos Municipal Code Section 23.90.210(7). The pedestrian circulation plan shall include all physical pedestrian safety elements and measures to be incorporated in the development of the project, including, but not limited to, the following: (i) dedicated, separated pathways where feasible; (ii) distinct paving surfaces for pedestrian walkways that traverse vehicle drive aisles; (iii) barrier elements such as site furnishings, landscape planters, pots, and bollards; (iv) in-paving lighting systems at pedestrian crossings or walkways; and/or (v) signage urging caution oriented towards motorists. The pedestrian circulation plan shall indicate the location, number, and size of all pedestrian safety measures to be incorporated into the project and show the path(s) of safe travel from and through the parking areas to the on-site building(s) or structure(s). In addition, the plan should specify the materials and design features to support that the proposed physical pedestrian safety measures to be implemented are consistent with the appearance and design of the overall composition of the property and will fit harmoniously together with the building(s) or structure(s) to be renovated or developed.

## Bound Presentation Packet

Submit fifty (50) copies of a bound presentation packet. Said packet should include floor plans, building sections, pedestrian circulation plan, and colored renderings of the following: plot plan, conceptual landscape plan, building elevations and building perspective.

Please note: This requirement is applicable to all commercial/industrial development proposals as well as multi-family residential developments. This requirement shall not apply to single-family room additions or single unit residential construction.

## Reductions

One (1) black and white and one (1) colored copy of an 8½" x 11" reduction of the plot plan and one (1) black and white and one (1) colored copy of an 8½" x 11" reduction of all elevations must be submitted with the precise plan application. These reductions should be prepared on mylar or

vellum and be photo ready for scanning. A digital copy on a CD can be submitted in lieu of the reductions (PDF versions are preferable, CAD versions cannot be accepted).

### Additional graphic materials

Color sample board, with actual color samples.

Any additional graphic materials may be desired by the applicant or required by the Director of Community Development.

## Procedures

1. Staff will evaluate the Environmental Information Form (Appendix H on the following page) to determine if an Environmental Impact Report or Negative Declaration is required.

2. All applications for a Precise Plan of development should be filed with the Current Planning Division of the Community Development Department AT LEAST SIX (6) WEEKS PRIOR to the date desired for a public hearing by the Cerritos Planning Commission. Cerritos Planning Commission meetings are regularly scheduled for the first and third Wednesday nights of each month at 7:00 PM in the Council Chambers on Bloomfield Avenue and 183rd Street, Cerritos, California. Please check with the staff to determine an approximate Cerritos Planning Commission or Cerritos City Council hearing date.

3. Public notification by the City, including the time, place and nature of the application, is posted ten (10) to twenty-one (21) days prior to the scheduled public hearing and is also mailed to all property owners within 500 feet of the subject property.

4. Applications for a Precise Plan of development that are recommended for approval by the Cerritos Planning Commission are then scheduled for a public hearing before the Cerritos City Council.

## Representation

It is recommended that the applicant, or their representative, be present at the public hearings to answer any questions the Cerritos Planning Commission or the Cerritos City Council may wish to ask pertaining to this request. Failure to appear at the public hearings, unless written notification is received by the Cerritos Planning Commission or Cerritos City Council prior to said hearing, may result in a denial or continuation of the request.

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# ENVIRONMENTAL INFORMATION FORM (APPENDIX H)

**Date Filed:** _____

## GENERAL INFORMATION

1. Name and address of developer or project sponsor:_____

   _____

2. Address of project: _____

   Assessor's Book, Page and Lot Number: _____

3. Name, address, and telephone number of person to be contacted concerning this project: _

   _____

4. Existing zoning district:_____

5. Proposed use of property (project for which this form is filed): _____

   _____

## PROJECT DESCRIPTION

6. Property size:_____ acres, _____ square feet.

7. Proposed building square footage: _____

8. Number of floors and square footage of each floor: _____

   _____

9. Amount of off-street parking provided: _____ spaces.

10. Anticipated phasing of development: _____

    _____

11. If multifamily residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected: _____

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_____

_____

_____

12. If commercial, include the type of use, whether neighborhood, city or regionally oriented, square footage of sales area and loading facilities: _____

_____

_____

13. If industrial, indicate type of use, estimated number of employees per shift and loading facilities: _____

_____

_____

14. If institutional, indicate the major function, estimated number of employees per shift, estimated occupancy, loading facilities and community benefits to be derived from the project:

_____

_____

_____

_____

_____

15. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required:_____

_____

_____

_____

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*Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).*

| YES | NO | | |
|---|---|---|---|
| ☐ | ☐ | 16. | Change in existing property features or substantial alteration of ground contours. |
| ☐ | ☐ | 17. | Change in scenic views or vistas from existing residential areas or public lands or roads. |
| ☐ | ☐ | 18. | Change in scale or character of general areas surrounding project. |
| ☐ | ☐ | 19. | Add significant amounts of solid waste or litter. |
| ☐ | ☐ | 20. | Change in the level of dust, ash, smoke, fumes or odors in vicinity. |
| ☐ | ☐ | 21. | Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| ☐ | ☐ | 22. | Substantial change in existing noise or vibration levels in the vicinity. |
| ☐ | ☐ | 23. | Property on filled land or on slope of 10 percent or more. |
| ☐ | ☐ | 24. | Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |
| ☐ | ☐ | 25. | Substantial change in demand for municipal services (police, fire, water, sewage, etc). |
| ☐ | ☐ | 26. | Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc). |
| ☐ | ☐ | 27. | Relationship to a larger project or series of projects. |

## Environmental Setting

28. Describe the property as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the property and the use of said structures. Attach photographs of the site.

29. Describe the surrounding properties, including information on plants and animals, and on any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment, houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity.

## Certification:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date:_____ Signature: _____

For: _____ _____

**PROPERTY OWNER'S CONSENT TO FILE APPLICATION**

I (we), _____, hereby certify that I am (we are) the owner(s) of the property located at _____ _____, and identified as APN _____and that I (we) have reviewed this application and that this application is being filed with the full knowledge and consent of the above property owner(s). I (we) further acknowledge and understand that if the application is approved by the City, the application shall subject the property to conditions of approval. I (we) certify, under penalty of perjury, that the foregoing statements presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature: _____

Mailing Address: _____

Phone: _____

Signature: _____

Mailing Address: _____

Phone: _____

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of ) .

On _____, before me, _____, Notary Public,
(insert name)

personally appeared _____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS, my hand and official seal.

_____
Signature of Notary

**ADJACENT PROPERTY OWNER'S LIST PREPARER'S AFFIDAVIT**

I, _____ being duly sworn, depose and certify that I am the owner of all or part of the property located at _____, and identified as APN_____ or am a duly appointed representative of such owner(s), and hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County of Los Angeles within the area described and for a distance of five hundred (500) feet from the exterior boundaries of property legally described as:

_____

_____

_____

_____

Date: _____ Signature: _____

Mailing Address: _____ Phone:_____

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of )

On _____, before me, _____, Notary Public,
(insert name)

personally appeared _____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS, my hand and official seal.

_____
Signature of Notary

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# HOA APPROVAL FORM

For all properties located within a homeowners' association (HOA), written HOA approval is required prior to obtaining plan approval and/or building permits from the City of Cerritos. This form must be completed and submitted together with the required planning/permit application for all exterior work. Although separate HOA approval letters and/or signature stamps may be submitted as supplemental information, a completed copy of this form is still required.

## Property Information

This section must be completed by the applicant or an authorized representative of the applicant/contractor.

Property Owner Name(s): _____

Phone Number: _____

Property Address: _____

What type of exterior work is being performed? Check all that apply.

- ☐ Air Conditioning
- ☐ Exterior Painting
- ☐ Exterior remodel (change in materials or architectural style; no added square footage)
- ☐ Front yard or driveway improvements
- ☐ New/replacement residence
- ☐ Re-roof
- ☐ Room addition
- ☐ Solar energy system
- ☐ Windows
- ☐ Other: _____

Property Owner Signature: _____

Date: _____

*The City will accept either an official digital signature or a scanned copy of a wet signature. Digital signatures must be timestamped through a digital signature platform, such as the "Fill & Sign" tool of the free Adobe Reader, DocuSign, or any other digital signature.*

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## HOA Information & Approval

This section must be completed by an authorized HOA Representative.

HOA Name: _____

### Check one: HOA approval...

☐ IS required for one or more of the items checked in the section above. Complete all items below.

What is the highest level of review and approval required by your HOA for the proposed work? Check one:

- ☐ Board of Directors
- ☐ Property Manager
- ☐ Architectural/Design Review Committee
- ☐ Other: _____

HOA approval noted above was granted on _____.

HOA conditions of approval were:

- ☐ Imposed on the project and are attached to this form.
- ☐ Not imposed on the project.

Said approval is for plans with the following date or revision number: _____.

Check one: If plan modifications are required by the City, then the plans...

- ☐ DO require further review and approval by the HOA (requires new HOA approval form).
- ☐ DO NOT require further review and approval by the HOA.

☐ IS NOT required for any of the items checked in the section above.

Authorized HOA Signature: _____

Printed Name: _____

Title: _____

Date: _____

*The City will accept either an official digital signature or a scanned copy of a wet signature. Digital signatures must be timestamped through a digital signature platform, such as the "Fill & Sign" tool of the free Adobe Reader, DocuSign, or any other digital signature.*

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# CONDITIONS OF APPROVAL**
# FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

**NAME OF PROJECT**
**ADDRESS**
**PROJECT NUMBER**

**** PLEASE NOTE, UNLESS OTHERWISE SPECIFIED, THE TERM "PROJECT APPLICANT" SHALL APPLY TO THE PROPERTY OWNER, DEVELOPER AND ANY AND ALL CONTRACTORS WORKING IN ASSOCIATION WITH THIS PROJECT.**

Section A contains standard conditions of approval which apply to all types of commercial and industrial construction projects. Due to the broad scope of the standard conditions of approval contained herein, said conditions may or may not apply to your specific project. In an attempt to better regulate and address unique conditions characteristic of commercial and industrial construction projects, project-specific conditions of approval may have also been developed for your project and are referenced in Section B, if applicable.

Should you have any questions or if you need further clarification as to which standard conditions of approval apply to your project, please do not hesitate to contact the Department of Community Development at (562) 916-1201.

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## A. STANDARD CONDITIONS OF APPROVAL

| Description | Condition Number |
|---|---|
| American's with Disabilities Act (ADA) Compliance | 40 |
| Art in Public Places | 49 |
| Enhanced Four-Sided Architectural Treatment | 26 |
| Business License | 4 |
| Concrete Score Lines and Expansion Joints for Pedestrian Areas | 22 |
| Conflict of Conditions of Approval | 50 |
| Construction and Demolition Debris Diversion Requirements | 7 |
| Covenants, Conditions & Restrictions (CC&R's) | 46 |
| Damage to Public Improvements | 9 |
| Driveway Approach | 19 |
| Dust Control and Pedestrian Safety | 24 |
| Electric Meters | 44 |
| Encroachment Permits | 6 |
| Existing Municipal Code Violations | 45 |
| Fire Ant Abatement | 32 |
| Grading and Drainage | 12 |
| Hours of Property Development Operations | 3 |
| Indemnification | 48 |
| Landscaped Areas | 31 |
| Lights | 30 |
| Los Angeles County Sheriff's Department Recommendations | 41 |
| Mechanical and Electrical Equipment | 35 |
| Mitigation Measures | 51 |
| On-Site Parking Standards | 38 |
| Ordinances, Standards, Guidelines and Procedures | 1 |
| Outside Sirens and Paging Systems | 36 |
| Outside Storage | 37 |
| Parking Lot Construction Requirements | 18 |
| Payment of Development Fees | 5 |
| Permit and Plan Adherence Requirements | 2 |
| Project Site Perimeter Fence | 25 |
| Property Maintenance | 34 |
| Public Easements and Right-of-Way | 20 |
| Public Improvements | 8 |
| Rodent Abatement | 33 |
| Security Alarm Systems | 42 |
| Sewers | 16 |
| Sidewalks | 21 |
| Signs and Flags | 43 |
| Soil Stabilization | 14 |
| Storm Water and Runoff Control Requirements | 13 |
| Street Grades | 10 |
| Street Names | 11 |
| Subdivision of Property | 47 |
| Tenant Occupancy | 39 |
| Traffic Control Devices | 23 |
| Trash Enclosures | 29 |
| Use of Pile Driving Machinery | 15 |
| Utility Box Locations | 27 |
| Walls and Fences | 28 |
| Water Systems | 17 |

## B. PROJECT-SPECIFIC CONDITIONS OF APPROVAL

| Description | Condition Number |
|---|---|

**City of Cerritos**
Department of Community Development
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## A. STANDARD CONDITIONS OF APPROVAL

1. **Ordinances, Standards and Procedures.** All matters and improvements shall be consistent with the ordinances, standards and procedures of the City's Subdivision Ordinance, Development Standards, Engineering Procedures and Standards, Water Standards, Irrigation and Planting Standards. The project applicant is required to be aware of, and comply with, all of the abovementioned standards and conditions. The project applicant is responsible for checking with City staff for clarification of these requirements.

2. **Permit and Plan Adherence Requirements.**
   a. No work of any type shall take place unless all required permits are issued. If this condition is violated, the City of Cerritos may require the work to be completely removed prior to issuing the required permits.

   b. The applicant warrants that the plans submitted for plan check review in connection with the application for a building permit are complete and accurate, represent the same designs that were reviewed by the approving body, and incorporate all conditions of approval provided herein. Approval of the submitted plans is subject to the applicant having submitted accurate dimensions and information. If, during construction, it is found that the approved plans did not have accurate dimensions and/or information, the City of Cerritos may require the work to cease until revised, accurate plans are submitted to the Department of Community Development for review. If the revised plans deviate from the plans reviewed by the approving body, the City of Cerritos may require the project to be resubmitted to the approving body for additional review.

   c. All improvements shall be constructed in accordance with the approved plans. If, during construction, modifications or deviations from the approved plans are deemed necessary, any and all such modifications shall be submitted in the form of revised plans to the Department of Community Development for review. No modification or deviation shall proceed without prior written approval by the Department of Community Development. If this condition is violated, the City of Cerritos may require the work to be completely removed and reconstructed in accordance with the approved plans.

   d. All plan submittals, including any drawings or reports, must be conveyed directly to the project planner for distribution to other City departments for review. Exceptions to this requirement shall be at the discretion of the Department of Community Development.

3. **Hours of Property Development Operations.** Hours and days of all development operations for demolition, grading, construction activity and vehicular and equipment movement on site shall be as follows:

a. Monday through Friday - not before 7:00 a.m. and not after 6:00 p.m. of the same day.

b. Saturday - not before 10:00 a.m. and not after 5:00 p.m. of the same day.

c. Sunday and City observed holidays - no work.

4. **Business License.** The project applicant must be aware that a business license is required for all contractors, subcontractors, and any other affiliated parties conducting business in the City of Cerritos in association with the proposed project. No occupancy permits will be issued until the City has verified that all businesses working in association with the project have obtained the required business license.

5. **Payment of Development Fees.** The project applicant shall pay all applicable development fees prior to issuance of any grading or building permits.

   A faithful performance bond shall be posted by the project applicant to guarantee installation of public improvements pursuant to the submitted approved plans.

6. **Encroachment Permits.** The project applicant shall obtain an encroachment permit from the Department of Public Works prior to the start of any work in the public right-of-way. The encroachment permit requires the following:

   a. An Underground Service Alert project number;

   b. Proof of General Liability insurance in excess of $1,000,000;

   c. Proof of Workers' Compensation insurance; and,

   d. Performance Bond and a Labor and Material Bond of equivalent value to the proposed public improvements.

7. **Construction and Demolition Debris Diversion Requirements.** The project applicant will be required to comply with all of the provisions of the City's Construction and Demolition Debris Diversion Ordinance as provided for in Chapter 6.10 of the Cerritos Municipal Code in order to satisfy State mandated requirements for construction debris recycling.

8. **Public Improvements.** The project applicant shall install all public improvements, as required by the Department of Public Works, prior to the occupancy of this development. Public improvements may include, but shall not be limited to, paving, curbs and gutters, street lights, sanitary sewers, storm drains, water system amenities, underground utility installations and street trees. Open trenching for the installation of utilities installed in major or secondary highways and/or streets is prohibited.

9. **Damage to Public Improvements.** All existing public improvements which are damaged

as a result of demolition and/or construction activity associated with the project shall be removed and replaced in accordance with City standards and at the direction of the Department of Public Works. All costs shall be the responsibility of the project applicant.

10. **Street Grades.** The street grades on all streets extending to the boundary of this subdivision shall be projected through to the nearest arterial street or existing secondary street in order to ensure compatibility with the development of adjoining property. Unless otherwise approved by the Department of Public Works, minimum street grades shall be 0.25 percent.

11. **Street Names.** The Department of Community Development will supply the project applicant with a list of approved street names, to be incorporated in the final subdivision map prior to recordation.

12. **Grading and Drainage.** The project applicant shall submit a grading and drainage plan, signed by a licensed Civil Engineer currently registered in the State of California for approval by the Department of Public Works and the Department of Community Development. This plan shall include the topography of all contiguous properties and streets and shall provide for the appropriate method of drainage designed in accordance with all applicable standards and requirements. Retaining walls and other protective measures may be required. The plan must be accompanied by a geotechnical investigation report that includes an evaluation of seismic hazards.

13. **Storm Water and Runoff Control Requirements.**

a. Pre-Construction Requirements: All construction shall be in compliance with the current Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit issued by the Los Angeles Regional Water Quality Control Board. All construction projects shall implement an effective combination of erosion and sediment control Best Management Practices (BMPs) to prevent erosion and sediment loss, and the discharge of construction wastes. All selected BMPs shall be listed on construction plans.

   Construction projects with soil disturbance of one acre or greater must prepare an Erosion and Sediment Control Plan (ESCP) for the City's written approval prior to the City's issuance of grading permits. Further, all projects with soil disturbance of one acre or greater are required to obtain coverage under applicable permits, including, but not limited to, the State Water Board's Construction General Permit, and State Water Board 401 Water Quality Certification.

b. Post-Construction Requirements: Projects will be required to implement post-construction pollution prevention controls as mandated by the current Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit issued by the Los Angeles Regional Water Quality Control Board.

   Storm water pollution controls are subject to approval by the Department of Public Works or his/her designee and are to be maintained by the property owner. All

plans must include the Post Construction Best Management Practices stamp signed by a licensed Civil Engineer currently registered in the State of California.

**14. Soil Stabilization.** All soil stabilization methodologies proposed for construction of the project including, but not limited to, pile and stone column installation, shall be subject to a comprehensive review to address potential impacts generated by the proposed soil stabilization methodology.

A pile and/or stone column installation plan shall be required and approved by the Department of Community Development. Said pile and/or stone column installation plan shall establish maximum vibration thresholds for both human/building exposure and include measures for reducing said impacts to a reasonably acceptable level.

City approval of the required pile and/or stone column installation plan shall be obtained by the applicant prior to the issuance of grading/building permits. In instances where City permits have been issued and the soil stabilization activity has resulted in the generation of impacts not previously anticipated by the environmental analysis and/or required plan, the applicant/contractor shall be required to halt said activity immediately and until the matter is resolved to the satisfaction of the City of Cerritos. The applicant shall incur all costs associated with the preparation and review of the required pile/column installation plan.

**15. Use of Pile Driving Machinery**

a. Any construction activities that entail the use of continuous, prolonged vibration to drive piles or install stone columns shall be prohibited.

b. Noise attenuation measures including, but not limited to, the use of sound blankets, shall be implemented during the use of equipment and machinery. The placement of said sound blankets shall be at a height and location to effectively reduce the source of noise.

c. The use of pile driving machinery shall cease at least once every two hours for a continuous period of thirty minutes.

d. Noise and vibration levels as a result of the use of pile driving equipment shall not exceed 90 dBa at 100 feet and 0.08 inches per second for human exposure **within** a 500-foot radius of the subject site, respectively. If, at any time during construction, noise and vibration levels exceed these thresholds, all pile driving activity shall cease until mitigation measures can be implemented to reduce vibration levels to within a reasonable level. A pre-construction monitoring program should be established to check the above requirement. The collected data should be submitted to the City for review.

e. The project applicant shall be responsible for notifying all property owners within 500 feet of the subject property at least ten days prior to the use of any vibratory/pile driving machinery on-site. Said notice shall include details about the hours and days of construction, length of time required to complete piling/column

installation and the applicant/contractor's contact information.

16. **Sewers.** The project applicant shall provide the subject property(ies) with public sewers. The design and construction of all sanitary sewers shall be approved by the Department of Public Works. The project applicant shall be responsible for verifying the location of the sewer main and shall obtain approval for the sewer connection from the County of Los Angeles and/or the Department of Public Works prior to the design and installation of any on-site utilities.

17. **Water Systems.** Should the property have water rights the property owner shall dedicate to the City all water rights pertaining to the property(ies) being developed pursuant to the Cerritos Municipal Code. In lieu of dedicating to the City all water rights, the property owner may choose to pay a monetary fee as stipulated in the City's Water Division fee schedule. The project applicant shall submit a water system plan to the Los Angeles County Fire Department to establish fire hydrant locations. The project applicant shall construct a water system including water services, fire hydrants and appurtenances as required by the Los Angeles County Fire Department and/or the Department of Public Works. The City shall be responsible for installing all required water meters. Payment for said meters shall be made to the City prior to the issuance of building permits and an off-site water fee shall be paid by the project applicant to the City prior to the installation of any on-site utilities.

18. **Parking Lot Construction Requirements.** The structural section of all parking areas shall be designed by a civil engineer based upon a soils analysis supplied by a geotechnical engineer licensed in the State of California. The structural section of all parking areas shall be reviewed and approved by the Department of Public Works. In any event, the finish grade of the asphalt section of the parking lot shall be no less than 2-1/2 inches in thickness over 4 inches of an approved base material.

19. **Decorative Driveway Approach.** Decorative hardscape such as, but not limited to, concrete, pavers, brick and/or stone shall be required to be installed at and/or around each on-site driveway approach subject to the review and approval of the Department of Community Development. In instances where the subject property is located within 300 lineal feet from residential land uses, the decorative hardscape used by the project applicant shall be limited to broom-finished colored concrete in order to reduce potential noise impacts to a level of insignificance.

20. **Public Easements and Rights-of-Way.** The property owner shall dedicate easements or public rights-of-way as required by the City. Where drainage, sewer and other such easements are required, the minimum easement width shall be 10 feet to facilitate maintenance unless otherwise approved by the Department of Public Works.

21. **Sidewalks and Driveway Improvements.**
    a. The design, configuration and location of sidewalks shall be subject to the approval of the Department of Public Works and the Department of Community Development. A concrete sidewalk measuring no less than 4 feet wide shall be

installed along the frontage(s) of the subject property(ies) as approved by the Department of Public Works and the Department of Community Development. Facilities to accommodate physically handicapped persons shall be provided both on-site and off-site as required by State and local regulations. In the event a curvilinear sidewalk shall be required to be provided which extends within the setback area along the street frontages of the subject site, the property owner shall grant to the City a public sidewalk easement.

b. In cases where existing sidewalks and/or driveways are damaged and/or do not comply with the current requirements of the Americans with Disabilities Act (ADA) guidelines and current City of Cerritos standards, then the applicant shall repair or replace said sidewalks and driveways to current requirements and standards.

22. **Concrete Score Lines and Expansion Joints for Pedestrian Areas.** To effectively reduce the number of cracks found within large spans of concrete used to form pedestrian spaces, including, but not limited to sidewalks, plazas and courtyards, the project applicant shall be required to install score lines and/or expansion joints to form concrete areas of no greater than 25 square feet in area. The project applicant shall be required to submit a hardscape plan with details delineating the precise location of any and all score lines and/or expansion joints for review and approval by the Department of Community Development.

23. **Traffic Control Devices.** The project applicant shall pay the City for the installation cost of any traffic control devices and street striping necessitated as a result of this development.

24. **Dust Control and Pedestrian Safety.** Prior to the issuance of demolition or grading permits, the project applicant shall:

a. Submit a pedestrian safety plan indicating safety methods to be provided for pedestrian access around all areas of construction. This may require proper and adequate signs, fences, barricades or other approved control devices as required by the Department of Public Works and the Department of Community Development.

b. Secure a bond and/or cash deposit with the City in an amount sufficient to ensure that effective dust mitigation measures are implemented throughout project development from demolition through completion. Said dust mitigation measures shall be determined by the Department of Community Development.

25. **Project Site Perimeter Fence.** In instances where a perimeter fence is not present, a 6-foot-high chain-link fence shall be installed around the property prior to the issuance of any building permits. The perimeter chain link fence shall include green tarps to effectively screen the construction site from view subject to the approval of the Department of Community Development. One gated entrance shall be permitted along the perimeter for grading and construction vehicles to gain access to the project site.

26. **Enhanced Four-Sided Architectural Treatment.**

a. The property owner/developer shall be required to incorporate enhanced architectural detailing on all building elevations. Architectural detailing may include, but shall not be limited to, the use of enhanced building materials such as stone, brick and wood siding. In addition, the incorporation of building projections and offsets along the subject building elevation may also be used to assist in creating visual interest and depth. The design, materials and treatments to be applied to each building elevation shall be subject to the review and approval of the Department of Community Development.

b. Roof parapets, tower elements, and other vertical projections shall be designed to exhibit full architectural treatment on all four sides. Any interior-facing portions of such projections that are visible from other properties or streets shall exhibit complete architectural treatment consistent with the remainder of the building, subject to the review and approval of the Department of Community Development.

c. The project applicant is required to submit samples of all exterior materials and colors for approval prior to the issuance of building permits. Larger colored samples of exterior building materials may be required to be placed on the property for review by the Department of Community Development.

d. No exterior equipment and/or utilities including, but not limited to, gas, water and electrical lines shall be permitted on any facade on the subject building(s). Said equipment, utilities and/or building features shall be completely hidden from view within the confines of the building, thereby rendering said items as an integral part of the architectural design of the building(s).

e. Downspouts, roof access ladders, and other similar building features shall be strategically located and architecturally compatible with the building(s) so as to minimize the potential for aesthetic impacts. If roof access cannot be provided by an interior stairway, then any required roof access ladder shall be screened from public view and integrated into the building design.

27. **Utility Box Locations.** Prior to the issuance of grading permits, the location of all utility boxes must be indicated on the grading plans and must be completely screened and/or located within the interior of the building where possible. Electrical transformers must maintain a sufficient setback distance from the frontage(s) of the property. Said transformer(s) shall be screened in a manner that blends with the architectural design of the project. The project applicant is required to work with Community Development staff to establish acceptable locations for said equipment prior to making any arrangements with the telephone, electric, cable and any other utility companies in this regard.

28. **Walls and Fences.** The design, height, material, texture and color of walls and fences shall be subject to the approval of the Department of Community Development.

If there are existing single-family residential developments with perimeter walls that abut the subject property, the project applicant shall use all reasonable efforts to work with the

homeowners in order to secure approval of the following:

a. Removal of all portions of the existing wall and construction of a new minimum 8-foot-high decorative block wall, as measured from the highest finished grade on either side of the wall.

b. If the above is not feasible, then the project applicant shall increase the height of the existing block wall to a minimum of 8 feet, as measured from the highest finished grade on either side of the wall. The design, finish, and color of the wall shall be subject to the approval of the Department of Community Development.

c. If the above is not feasible, then the project applicant shall construct a minimum 8-foot-high wall within the subject property. The gap between the existing and new walls shall be properly sealed as directed by the Department of Community Development.

**29.** **Trash Enclosures.** A trash enclosure with solid metal, self-closing and self-latching gates shall be provided and shall be effectively screened from view. The size and location of said enclosure and the type of screening to be used shall be subject to the approval of the Department of Community Development. Gates shall be maintained in a closed position at all times except during trash collection.

**30.** **Lights.** The style and location of all exterior lighting on the property shall be subject to the review and approval of the Department of Community Development. No lights shall be permitted which may create any glare or have a negative impact on adjoining properties. To ensure that proposed lights do not generate adverse impacts to adjacent land uses, the Department of Community Development reserves the right to request that the project applicant prepare and submit a photometric study/plan to the Department of Community Development for review and approval.

**31.** **Landscaped Areas.**
The property owner/developer shall be responsible for installation and maintenance of all landscaping on the property. Said responsibility shall extend to the curb line of adjoining street(s). The property owner/developer is responsible for coordinating the landscaping and irrigation plans for the landscaped areas of the subject development. Such coordination will require obtaining approval of both the Department of Public Works and the Department of Community Development of all landscaping plans applicable to this development.

For any required landscaping on public and private property, the project applicant shall submit three complete sets of landscape architectural drawings, including but not limited to, a planting plan, an irrigation plan and a lighting plan prepared by a professional Landscape Architect currently registered in the State of California. Said plans shall be prepared in accordance with the standards of the City of Cerritos and shall be subject to the approval of the Department of Community Development and the Department of Public

Works.

All landscaping shall be in accordance with the following:

a. A complete, permanent, automatic remote control irrigation system must be provided for all landscaped areas shown on the approved Precise Plan.

b. A complete, permanent, automatic landscape lighting system must be provided for all landscaped areas shown on the approved Precise Plan.

c. The perimeter of all landscaped areas and walkways shall be bordered by a concrete curb of a minimum height of 6 inches, except for necessary openings for drainage, thereby providing a separation from adjacent parking lot or drive aisle areas, as directed by the Department of Community Development.

d. The landscape plan shall incorporate water-wise sustainable landscape throughout the property.

e. Unless otherwise specified, all required trees shall be a minimum 15 gallons in size and of a variety approved by the Department of Community Development.

f. The project applicant is required to contact the City of Cerritos Public Works Department prior to the construction/installation of the irrigation system to schedule all necessary inspections of the irrigation system.

g. All landscape plant material shall be subject to the inspection and approval of the City of Cerritos Public Works Department prior to installation.

h. Bollards shall be constructed of pre-cast concrete or other enhanced decorative materials, subject to the approval of the Department of Community Development. No plastic bollards shall be permitted.

**32.** **Fire Ant Abatement.** The project applicant shall be responsible for coordination with the State of California Department of Food and Agriculture (CDFA) personnel for all activity that is regulated under the Red Imported Fire Ant (RIFA) Quarantine protocol. This includes, but is not limited to, soil and earth moving activity, the import of soil, landscaping material, and/or other related materials into an area located within the quarantine boundaries, and the exporting of soil, landscaping materials, and/or other related materials from a location within the quarantine boundaries.

**33.** **Rodent Abatement**. The project applicant shall request a site inspection by the Los Angeles County Department of Health Services Vector Control Division Inspector at (626) 430-5461 at least 45 days prior to the expected issuance of demolition or grading permits. If an eradication plan is necessary it must be implemented and completed prior to the issuance of demolition or grading permits.

**34.** **Property Maintenance.** The property owner shall agree to maintain the property in such a manner as to avoid the determination of a duly authorized City official that a public nuisance has been created by the absence of adequate maintenance in such a manner as to be detrimental to the aesthetic quality, public health, safety or general welfare, or that such a condition of deterioration or disrepair causes appreciable harm or is materially detrimental to property or improvements within 1,000 feet of the property. The project applicant shall keep or maintain such premises as to be in conformity with the landscaping and maintenance standards of the City of Cerritos.

**35.** **Mechanical and Electrical Equipment.** All mechanical and electrical fixtures and equipment shall be effectively screened. Said screening shall blend with the architectural design of the building(s) and shall be subject to the review and approval of the Department of Community Development. The exterior elevations of the building(s) shall indicate any fixtures or equipment to be located on the roof of the building, screening and parapet heights and the type of screening to be used. The top of all parapets or screens shall be at least 6 inches above the equipment for the purpose of screening.

**36.** **Outside Sirens and Paging Systems.** With the exception of approved security and/or fire alarm systems, no sirens, outside paging or any other type of audible signaling systems shall be permitted.

**37.** **Outside Storage.** No outside storage of any kind shall be permitted except as provided by way of the approved Precise Plan.

**38.** **On-Site Parking Standards.** Vehicles associated with the operation of the proposed project shall not be permitted to park off-site and subsequently shall be required to park on-site within designated parking stalls.

**39.** **Tenant Occupancy.** The property owner is responsible for providing a copy of these conditions of approval and any other related items approved by the City Council to any tenant desiring to occupy the property or a part thereof. The property owner must inform all tenants of their obligation to apply for a City Business License and obtain an Occupancy Permit prior to the commencement of any business operations and that under no circumstances shall occupancy or business activities take place unless a City Business License and Occupancy Permit is approved and issued.

Occupancies shall be determined based on the availability of on-site parking spaces required to accommodate the proposed use and provided by way of the approved Precise Plan. At the business license stage, each proposed use shall be checked to determine relative required parking spaces.

All lease agreements must include the abovementioned items.

**40.** **Americans with Disabilities Act (ADA) Compliance.** The project applicant shall adhere to all requirements of the Cerritos Municipal Code and the Americans with Disabilities Act (ADA) concerning parking provisions and building construction. Said requirement shall

include compliance with all applicable provisions of Cerritos Municipal Code chapter 22.11.230 (14) as it relates to the provision of elevator access for the physically handicapped to floors other than those closest to grade. Building permits will not be issued until it has been determined by the Department of Community Development that all ADA requirements have been fulfilled and final release of occupancy shall not be granted unless all applicable ADA requirements are met.

41. **Los Angeles County Sheriff's Department Recommendations.** In order to comply with the recommendations of the Los Angeles County Sheriff Department, the following items are required to be incorporated in the subject development.

    a. The business address shall be painted on the roof of each structure within the development. The paint will be of contrasting color and the letters will be at least 2 feet long (applicable to flat roof buildings only).

    b. Sufficient decorative lights shall be provided to illuminate all areas within the development.

    c. The project applicant is encouraged to contact the Cerritos Sheriff's Station to obtain information regarding proper securing of doors and windows and internal security measures.

    d. All of the above items shall be subject to the approval of the Department of Community Development and/or the Department of Community and Safety Services.

42. **Security Alarm Systems.** The installation of periphery security alarm system wiring shall be made in accordance with the requirements of the Cerritos Municipal Code, and such alarm system wiring shall be installed as directed by the Department of Community Development.

43. **Signs and Flags.** All signs shall require a separate permit and shall be installed in accordance with the provisions of Chapter 22.48 of the Cerritos Municipal Code Sign Ordinance and shall be approved by the Department of Community Development prior to installation. The following shall apply:

    a. Adequate directional signs shall be provided on the property to direct vehicular traffic to the proper access, parking and loading areas. The size ,design and location of said signs shall be approved by the Department of Community Development.

    b. The applicant/property owner shall comply with all Cerritos Municipal Code regulations related to window signs. A "window sign" is defined as any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service, that is placed within twelve inches inside a window or upon window panes or glass and is visible from the

exterior of the window. The applicant shall review Section 22.48.400(9) of the Cerritos Municipal Code regarding the window sign regulations and submit for review and approval to the Department of Community Development prior to application of signs on any windows.

c. In no instance shall the business employ the outdoor display of persons holding signs or wearing costumes to identify or advertise the business including, but not limited to, sign twirlers or sign spinners. Such activity is a violation of Cerritos Municipal Code Section 22.48.300 subject to a misdemeanor offense.

d. National and State flags shall be displayed in accordance with the provisions of Chapter 22.48 of the Cerritos Municipal Code and shall be approved by the Department of Community Development prior to installation.

**44.** **Electric Meters.** The project applicant shall install a separate electric meter for each individual building proposed in this project. In addition, separate meters shall be installed for the purpose of providing electrical power to outside lighting and automatic landscape/irrigation controllers. All meter(s) shall be shown clearly on the electrical plans.

**45.** **Existing Municipal Code Violations.** The applicant shall correct all existing property maintenance and development code violations on the property prior to obtaining certificate of occupancy, and said corrections shall be subject to the review and approval of the Department of Community Development.

**46.** **Covenants, Conditions and Restrictions (CC&R's).** If applicable, the approval of this project and all of its conditions shall be appurtenant to and run with the entire parcel or unit of development for which it is issued. A declaration of Covenants, Conditions and Restrictions ("CC&R's") shall be prepared by the property owner, at his sole cost and expense, and shall be submitted to the City for the review and approval of the Department of Community Development and the City Attorney. The CC&R's shall be signed and acknowledged by all parties having any record title interest in the property(ies) to be developed, shall make the City a party thereto and shall be enforceable by the City. Prior to, or at the time building plans are submitted for plan check, a draft of the CC&R's shall be submitted to and approved by the above mentioned officials. Prior to issuance of grading and building permits, said CC&R's shall be approved and executed by the above mentioned officials. Prior to the issuance of occupancy permits, said CC&R's shall be recorded in the Office of the Los Angeles County Recorder. The CC&R's shall contain the following provisions:

a. The CC&R's shall provide for the effective establishment, operation, management, use, repair and maintenance of all common areas and facilities;

b. The CC&R's shall provide that the property(ies) shall be developed, operated and maintained so as not to create a public nuisance;

c. The CC&R's shall provide that if the property(ies) is/are not maintained in the

condition required by the CC&R's, then the City, after making due demand and giving reasonable notice, may enter the property(ies) and perform, at the owner's sole expense, any maintenance required thereon by the CC&R's or the City's ordinances. The property(ies) shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed.

d. Any other special provisions including any easements or other conditions.

**47.** **Subdivision of Property.** There shall be no subdivision of the property for the purpose of sale, lease or financing without complete compliance with the provisions of the Subdivision Map Act and the ordinances and regulations of the City of Cerritos.

**48.** **Indemnification.** The property owner and each successor with a vested interest in the property(ies) and/or project shall protect and defend, indemnify and hold harmless the City of Cerritos, its agents, officers and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council or Planning Commission concerning this project. The City shall promptly notify the property owner of any claim, action or proceeding and said property owner shall cooperate fully in the defense of the City of Cerritos, its agents, officers and employees.

**49.** **Art in Public Places.** The proposed project shall conform with the requirements of the Cerritos Municipal Code pertaining to Art in Public Places.

a. All steps deemed necessary to comply with the requirements of the Cerritos Municipal Code, including but not limited to the installation of artwork onsite and/or contribution to the Art in Public Places trust fund, shall be finalized prior to the final release of occupancy.

b. For any and all artwork placed on the subject property under the Art in Public Places program, the property owner shall provide the City of Cerritos with proof of insurance sufficient to cover the repair or replacement of said artwork in the event that it is damaged or stolen. On an annual basis, the property owner shall provide the City of Cerritos with proof of continual insurance coverage. Repair or replacement of artwork shall be the sole responsibility of the property owner, and said repair or replacement shall occur in a timely manner subject to the approval of the City of Cerritos.

c. The property owner shall maintain said artwork in perpetuity in its original condition to the satisfaction of the City of Cerritos, at the property owner's sole cost and expense.

**50.** **Conflict of Conditions of Approval.** All conditions of approval of [Original/Previous Entitlement] shall apply. In the event of any conflict between the conditions of approval of [Original/Previous Entitlement] and conditions of approval of [New Entitlement], the most restrictive conditions shall apply.

**51.** **Mitigation Measures.** If applicable all mitigation measures noted in the related environmental assessment shall be incorporated into the proposed project.

**END OF STANDARD CONDITIONS OF APPROVAL**

## B. PROJECT-SPECIFIC CONDITIONS

Please note the following conditions contained in this section have been prepared specifically for your project and must be fully complied with in addition to the standard conditions listed above to obtain final release of occupancy for this project from the Department of Community Development and the Building and Safety Division.

**END OF ALL CONDITIONS OF APPROVAL**