

Community Benefits Package

- 1) Developer shall provide an 8-foot tall wall along the property line where the site abuts adjacent R1-1 properties. Setback area shall be landscaped.
- 2) Developer shall provide a 20'0" landscape entry feature to community within required City of L.A. right-of-way. Trees and groundcover planted within this buffer shall be of a similar nature to exhibits presented at the Planning and Land Use Committee meeting on January 21, 2014. Trees, groundcover, trash receptacles, and any bicycle racks, etc. shall be permitted and approved via revocable permit with the Bureau of Engineering. (Area shall be maintained by the development)
- 3) Developer shall remove existing billboard from site.
- 4) Developer shall record CC&Rs (Covenants, Conditions and Restrictions) to provide for compliance mechanisms for the following items:
 - a. On-Site garbage collection.
 - b. Lease restrictions for units (if leasing is permitted, leases shall not be for less than 30 days, or lease less than the entire lot)
 - c. Restrictions on parking. (no boat, automobile, motorcycle, RV, nor inoperative automobile shall be allowed to remain on the property)
 - d. Restrictions on using garage as storage shed.
 - e. Restrictions on color palette.
 - f. Dispute resolution for not adhering to CC&Rs
 - g. Identification of responsibilities for:
 - i. private landscape maintenance
 - ii. public area landscape maintenance
 - iii. on-site security camera maintenance and repair
- 5) Developer shall create a Homeowners Association to provide a singular contact for the residents of the development.
- 6) Each home to be set-up for future electric car charging stations within the garage for one (1) car.
- 7) Developer will work with the Westchester Streetscape Improvement Association to coordinate tree species and design plans for the Manchester, Emerson and 85th Place right-of-way landscaping.
- 8) Developer shall work with the Westchester Streetscape Improvement Association to coordinate placement of a "Kentwood" monument sign at the corner of Emerson and Manchester.