



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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September 15, 2011

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Parcel Map to create three parcels of the following sizes: 1.735 acres, 2.012 acres and 4.857 acres; a Site Plan Review for the construction of four new industrial buildings with the following square footages: 103,469 square feet, 87,112 square feet, 42,831 square feet and 35,272 square feet; and a Standards Variance request to allow the installation of two 40-foot-wide curb cuts for vehicular entry, instead of not more than 30-foot-wide at Cover Street, between McGowen Street and Schaufele Avenue in Subarea 3 of the PD-32 Douglas Park North Planned Development District (PD-32). (District 5)

APPLICANT: Sares/Regis Group
c/o Patrick Russell
18802 Bardeen Avenue
Irvine, CA 92612
(Application No.1105-13)

DISCUSSION

The project site is located along the north side of Cover Street, between McGowen Street and Schaufele Avenue in the PD-32 Douglas Park North Planned Development District (PD-32)(Exhibit A – Location Map). The entire project consists of the following entitlements: a Lot Merger to combine three separate parcels into a 172,707-square-foot lot; a Parcel Map to create three contiguous parcels (1.735 acres, 2.012 acres, and 4.857 acres); a Site Plan Review for the construction of four industrial buildings and a Standards Variance request to allow the installation of two 40-foot-wide curb cuts to accommodate ingress and egress for trucks (Exhibit B – Plans & Photos).

Douglas Park is bounded on the south by the Long Beach Municipal Airport, on the west by Lakewood Country Club, on the north by Carson Street and on the east by Lakewood Boulevard. It comprises 238 acres of a former McDonnell-Douglas aircraft manufacturing facility that was approved for a phased mixed-use, master planned community that would consist of up to 3.3 million square feet of commercial and industrial floor area, including office, research and development, light industrial, manufacturing and aviation-related uses. The proposed project is located within Subarea 3 of Douglas Park. This subarea is

intended primarily for office and light-industrial uses, including research and development, manufacturing, and warehouse/distribution (as an accessory use).

The Lot Merger is proposed at the northwest intersection of Cover Street and McGowen Street (3833 McGowen Street), and will consist of Building 4, the 87,112-square-foot industrial building with 133 parking spaces. The Parcel Map is proposed to accommodate a single industrial building for each of the three new parcels. Building 1 will have an area of 103,469 square feet and will be located at 3815 Schaufele Avenue, along Cover Street. Buildings 2 and 3 (3851 Schaufele Avenue and 3860 McGowen Street) will be 42,381 square feet and 35,272 square feet respectively, and will occupy two separate parcels. Buildings 2 and 3 are proposed to be developed with a zero foot side interior setback. Through the Plan Review process, staff is supportive of waiving Subarea 3's requirement of a minimum five-foot interior setback for these two buildings. The proposed connectivity between Buildings 2 and 3 will serve similar functionality to Building 1.

Development within the PD-32 zoning district must be consistent with the Douglas Park Design Guidelines. Criteria such as façade articulation, adequate accent material, appropriate scaling, pedestrian connectivity, outdoor space and vehicular circulation are taken into great consideration within Douglas Park. As required within the PD-32 Guidelines, each building incorporates architectural design features such as metal entry canopies, metal canopies over window areas, frequent use of vertical concrete fins, all contributing to the enhancement of façade articulation not common in the typical industrial building. The use of accent material and color, especially along Cover Street and McGowen Street, provides an inviting appearance from public right-of-way areas. Pedestrian connectivity and synergy between sites will be accomplished through the incorporation of outdoor spaces at each building and pedestrian pathways through the sites. Douglas Park is designed to provide several community open spaces and the proposed project will feature pedestrian paths to the north and east of the development to provide several connections to these future spaces.

Site orientation is maximized for the site through the proper placement of parking and loading. As Cover Street and McGowen Street are two of the major thoroughfares within Douglas Park, buildings are located to create strong visual edges along both streets, while minimizing the visual impact of parking areas. Parking for the overall project is calculated at a ratio of 2 spaces per every 1,000 square feet of manufacturing area and 1 space per every 1,000 square feet of warehouse floor area. Building 1 has a parking requirement of 139 spaces and 154 spaces are provided. Buildings 2 and 3 combined have a parking requirement of 90 spaces and 116 spaces are provided. Building 4 has a parking requirement of 112 spaces and 133 spaces are provided. Loading areas for each building are properly shielded from public view by having an orientation in which they are facing each other, and not public rights-of-way.

In an effort to implement the most effective and functional loading/unloading circulation systems, the applicant has applied for a Standards Variance to allow additional width of curb cuts relative to the center driveways on both Schaufele Avenue and McGowen Street. As provided in Section 21.41.251 of the Zoning Ordinance, the maximum width allowed for a nonresidential curb cut is 24 feet. The Public Works Department can provide waivers

from such standards up to a width of 30 feet, without requiring a Standards Variance through the Planning Bureau. The applicants are proposing two 40-foot-wide curb cuts, to allow proper turning radius capabilities for trucks to enter and exit the project site. As part of the Standards Variance process, positive findings must be made to recommend approval of such requests (Exhibit C – Findings & Conditions). The hardship of trying to comply with commercial standards for driveway widths and still create a functionally efficient system of ingress and egress for trucks is a substantial challenge. Offering relief from the required standards of a curb cut width would minimize possible negative impacts such as traffic congestion along Schaufele Avenue and McGowen Street, and the issue of trucks driving upon sidewalks and landscaping to complete necessary turns. Staff believes that the allowance of a 40-foot-wide curb cut, conditioned to have a standard opening radius is sufficient to provide relief from this hardship. In order to eliminate a total curb cut opening of approximately 80 feet, the Public Works and Planning Departments will include the condition that each 40-foot curb cut will have the standard radius openings.

In addition to Site Plan Review and Standards Variance proposals, the applicant is also requesting approval of Tentative Parcel Map No. 71545. The proposed Parcel Map would create three legal lots, with each new lot being occupied by the aforementioned industrial buildings. As previously stated, Building 1 will have an area of 103,469 square feet, and Buildings 2 and 3 will be 42,381 square feet and 35,272 square feet, respectively. Tentative Maps can be approved by the Planning Commission when positive findings can be made in reference to General Plan and Specific Plan compliance. The proposed development is consistent with the requirements of the General Plan and will serve to anchor the western portion of Douglas Park along Cover Street.

The applicants have worked closely with staff to offer high quality architectural themes in each building. Some of the key design elements incorporated into each elevation are blue reflective glazing, metal canopies and window frames, various pop-outs and vertical elements and the use of compatible and appropriate colors. Within the PD-32 zoning district, all projects requiring Site Plan Review must first be granted approval from the Boeing Design Review Committee (Boeing DRC). The applicants have addressed the comments of both the Boeing DRC and city staff with regards to addressing required design features and development standards. The effort to create the most visually pleasing edges along Cover Street and McGowen Street will enhance Douglas Park as a whole. Staff recommends the Planning Commission approve the Site Plan Review for the construction of four new industrial buildings, the Tentative Parcel Map to create three parcels of 1.735, 2.012 and 4.857 acres, and the Standards Variance request to allow the installation of two 40-foot-wide curb cuts for vehicular entry, all subject to Conditions of Approval.

PUBLIC HEARING NOTICE

A total of 71 Public Hearing notices were distributed on August 30, 2011, in accordance with the provisions of the Zoning Ordinance. No responses were received at the time of preparation of this report.

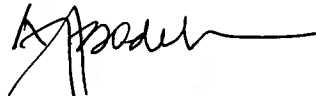
CHAIR AND PLANNING COMMISSIONERS

September 15, 2011

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Respectfully submitted,

DEREK BURNHAM
PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:CJ

P:\Planning\PC Staff Reports (Pending)\2011-09-15\Staff Report - Cover Street between McGowen & Schauffele v2

- Exhibits:
- A. Location Map
 - B. Plans & Photos
 - C. Findings & Conditions

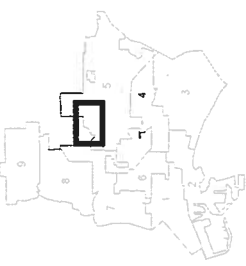
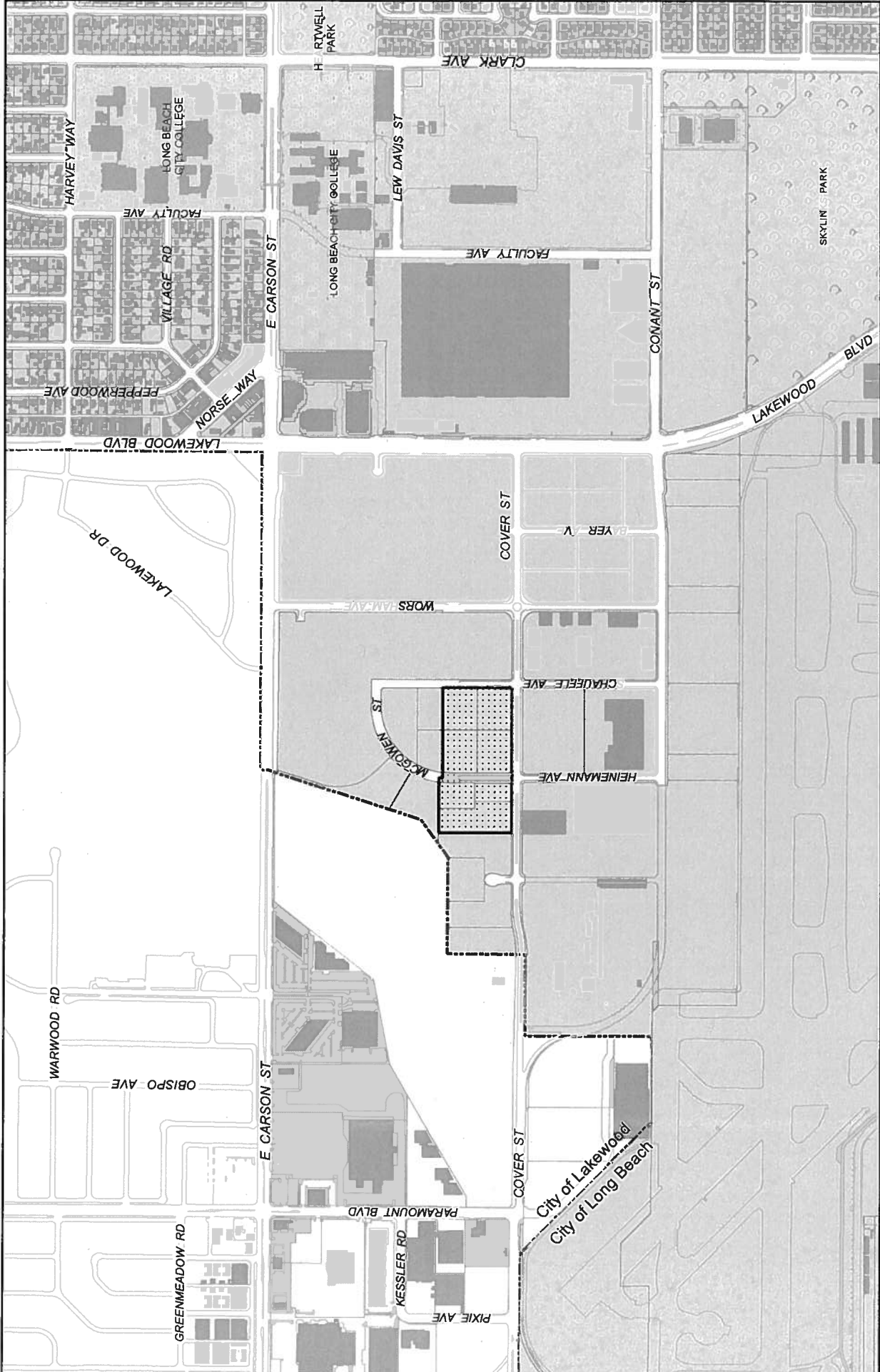
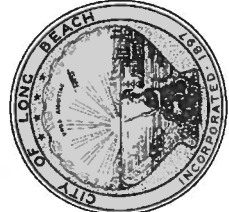


Exhibit A



Subject Property:

3815 Schaufele Ave
 Application No. 1105-13
 Council District 5
 Zoning Code : PD32 (SubArea 3)



City of Lakewood
 City of Long Beach

SITE PLAN REVIEW FINDINGS

App. No. 1105-13

Date: September 15, 2011

Pursuant to Chapter 21.25, Division V of the Long Beach municipal Code, the Site Plan Review Committee or City Planning Commission shall not approve a Site Plan Review unless positive findings are made consistent with the criteria set fourth in the Site Plan Review regulations.

- 1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATABLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

The project design is harmonious, internally consistent and well integrated into the project site. The project design includes colors, style and façade articulations that are complementary, provide variety and provide a contemporary architectural style that is compatible with the existing industrial structures within the Douglas Park planned district.

- 2. THE DESIGN CONFORMS TO THE "DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE "DOWNTOWN DESIGN GUIDELINES", THE GENERAL PLAN, AND ANY OTHER DESIGN GUIDELINES OR SPECIFIC PLANS WHICH MAY BE APPLICABLE TO THE PROJECT;**

The project site is located in General Plan Land Use Designation (LUD) No. 7, the Mixed Use District. This district is intended for large, vital activity centers rather than strips along major arterials. The project proposal meets the intent of this land use designation by providing the mixed-use components of the Douglas Park Master Plan with respect to the light industrial/research & development uses that anchor Subarea 3 of Douglas Park. The project is consistent with the Douglas Park Design Guideline requirements that apply to the specific office/research & development/light industrial development standards in terms of scale and architectural design, materials and color, site orientation, parking access and landscaping.

- 3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS FEASIBLE;**

No mature trees exist on the site. The applicant will make significant landscaping improvements to the interior parking and outdoor areas as well as street trees along the public rights-of-way.

4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND

The necessary nexus for the imposition of conditions requiring public improvements has been established through the previous approval of the Douglas Park Master Plan, which has required the Master Developer (The Boeing Company) to comply with several on and off-site improvements such as bicycle paths, roads, public right-of-way landscaping bus stops and parks, on a continual basis. The approval of the PD-32 Development Standards and the PD-32 Design Guidelines have ensured that project land uses, building design and massing, on-site parking provisions, landscaping and right-of-way improvements are consistent with Douglas Park approvals.

5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT)

Conditions of approval will be incorporated that requires full compliance with all transportation demand management and trip reduction measures. The applicant will be required to establish a program informing tenants about public transit, rideshare programs, and bike facilities. Specific requirements of the Douglas Park Master CC&R's require full compliance with the requirements of the Transportation Demand Management Coordinator at Douglas Park.

TENTATIVE TRACT MAP FINDINGS

Case No. 1105-13

Date: September 15, 2011

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if it complies with State and Local regulations. The tentative map can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision regulations.

1. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The subject site is currently located in an area of General Plan designated as LUD #7 – Mixed Uses, which is intended for large activity centers allowing employment centers, retail, offices, high density residential, visitor serving facilities and professional services. Large activity centers are the focal point of the entire Douglas Park PD-32 Planned District. The proposed map is requested to allow the construction and incorporation of offices/professional services as well as light industrial uses, which will create centers of vital activity within the city.

2. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The design and improvement of the proposed subdivision has been determined to be consistent with the Land Use Element and General Plan for light industrial development and the zoning regulations (PD-32), with the exception of the Standard Variance requests to allow the installation of two 40' wide curb cuts within a nonresidential zone.

3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

The site is physically suitable for this type of development. PD-32 North Development Standards require that any new subdivision within Subarea 3 shall have a lot size of at least 20,000 square feet. Each of the three lots to be created are at least 20,000 square feet. Each site is physically suitable to allow the construction of large industrial buildings with sufficient on-site parking.

4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

There are no density standards provided for in subarea 3 of PD-32, as residential uses are not allowed within this planned development district. With regard to this tentative map, the applicant is proposing the construction of three industrial buildings, each to be located on a single parcel. In nonresidential districts size of development is generally governed by the amount of parking that can be

provided for such development. The proposed project includes adequate parking that meets the requirements of the zoning ordinance.

5. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

The proposed subdivision is for the purpose of constructing three industrial buildings of the following sizes: 103,469 sq. ft., 42,381 sq. ft., and 35,272 sq. ft. on a vacant lot. This subdivision falls under Tentative Tract Map No. 61252, approved in 2004, for the establishment of PD-32. Under EIR No. 36-02 of this approval, it was determined that this improvement will not cause serious public health or safety problems. Conditions of Approval are incorporated to allow the periodic re-inspection of the site to ensure all compliance is maintained.

6. THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PORPERTY WITHIN THE PROPOSED SUBDIVISION.

All concerned City Departments have reviewed the Tentative Tract Map and it has been found that the design and improvements of the site will not conflict with public access easements. All required easements and utility locations will be provided for prior to the recordation of the final map.

STANDARDS VARIANCE FINDINGS

App No. 1105-13

Date: September 15, 2011

- 1. THE SITE OR THE IMPROVEMENTS ON THE SITE ARE PHYSICALLY UNIQUE COMPARED TO THE OTHER SITES IN THE SAME ZONE;**

The uniqueness of the subject site is based on the fact that it involves three large separate parcels that will have a common, shared vehicular circulation system in which ingress and egress not limited to one lot. The placement of landscape buffers in between the parcels offers partial separation and challenging circulation routes within the overall site.

- 2. THE UNIQUE SITUATION CAUSES THE APPLICANT TO EXPERIENCE HARDSHIP THAT DEPRIVES THE APPLICANT OF A SUBSTANTIAL RIGHT TO USE OF THE PROPERTY AS OTHER PROPERTIES IN THE SAME ZONE ARE USED AND WILL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGE INCONSISTENT WITH LIMITATIONS IMPOSED ON SIMILARLY ZONED PROPERTIES OR INCONSISTENT WITH THE PURPOSE OF THE ZONING REGULATIONS;**

Strict compliance with the zoning ordinance requirement of 24' maximum width curb cut would cause the applicant to experience a hardship in regards to providing adequate turning radii for the loading/unloading functions of large trucks at the industrial sites. The hardship of trying to comply with commercial standards for driveway widths and still create a functionally efficient system of ingress and egress for trucks is a substantial challenge. Based on the orientation of the project site, it would be very difficult to accommodate the functional circulation of commercial vehicle on and off site, without the allowance of additional curb cut width. Allowance of additional curb cut width would not constitute a grant of special privilege, but rather allow the proper ingress and egress functions for the purpose of loading/unloading at an industrial building.

- 3. THE VARIANCE WILL NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS UPON THE COMMUNITY; AND**

Variance approval will not cause substantial adverse effects as conditions of approval will be incorporated that will limit the amount of 40' wide curb cuts to two, with a stipulation that limits the size of the radii to be used on such curb cuts, so as to limit the total driveway opening width to reasonable parameters. The implementation of extra width allowance will help eliminate potential traffic congestion issues

- 4. IN THE COASTAL ZONE, THE VARIANCE WILL CARRY OUT THE LOCAL COASTAL PROGRAM AND WILL NOT INTERFERE WITH PHYSICAL,**

**VISUAL, AND PSYCHOLOGICAL ASPECTS OF ACCESS TO OR ALONG
THE COAST.**

The project site is not located within the coastal zone.

**SITE PLAN REVIEW
TENTATIVE PARCEL MAP
STANDARDS VARIANCE
CONDITIONS OF APPROVAL**

**3815 Schaufele Avenue
Application No. 1105-13
Date: September 15, 2011**

1. This approval allows for the construction of four new industrial buildings with the following square footages: 103,469 square foot, 87,112 square foot, 42,831 square foot and 35,272 square foot, for a total of 268,684 square feet with 403 on-site parking spaces.
2. The proposed development shall comply with the requirements of: PD-32 South Development Standards & Design Guidelines; Tract Map Conditions, EIR Mitigation Measures; the Development Agreement between The Boeing Company and the City of Long Beach; and the Conditions of Approval listed below.
3. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
4. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
5. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
6. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
7. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection

specifications established by City Council (Sec. 21.25.412, 21.25.212).

8. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
9. The plans submitted for plan check review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Planning Commission. No substantial changes shall be made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.
10. The Director of Development Services is authorized to make minor modifications to the approval design plans or the any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
11. All required yards and setback areas not developed with permitted use shall be attractively landscaped primarily with California native and drought tolerant plants. Ninety percent (90%) of landscape area shall be planted with low to very low water usage plantings. This percentage calculation shall be noted on the plans. Landscape plans not meeting the 90% requirement shall submit plans complying with the State's Model Water Efficient Landscape Ordinance.
12. All rooftop mechanical equipment shall be fully screened on all sides to a height not less than that of the tallest item screened. Rooftop mechanical equipment shall be grouped together to minimize visual impact from the adjacent buildings. Screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Long Beach Development Services prior to the issuance of a building permit.
13. Adequately sized trash enclosures shall be designed and provided for this project as per Section 21.45.167 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property. Trash enclosures shall be designed to complement the building architecture, roofed, screened on all sides and provided for easy access. Prior to the issuance of a building permit, detailed drawings of these enclosures shall be submitted to the Director of Long Beach Development Services for review and approval of the enclosure designs and materials. Trash enclosures require a separate permit. The trash enclosure should be placed in a location that is easily accessible to trash collection trucks.
14. Prior to the issuance of a building permit, the applicant shall depict all utility

apparatus such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. This plan shall be submitted after receiving approval from utility providers. These devices shall not be located in any front, side, or rear yard setback area that is adjacent to a public street. Furthermore, landscaping shall properly screen all transformers and utility connections or any other screening method approved by the Director of Long Beach Development Services. All transformers and utility connections shall be located in areas least visible from the public rights-of-way. In addition to the Director of Development Services, applicants shall seek approval from applicable departments for specific screening requirements.

15. The applicant shall provide for public refuse collection accessibility to the satisfaction of the Director of Public Works.
16. A waste management plan shall be prepared and submitted to the City for approval in conjunction with the first phase of development in Sub Area 1. The program shall be implemented to divert 30 to 50 percent of the waste generated by the project's commercial uses. The precise percentage to be diverted will depend on the specific commercial use to be implemented and will be defined by the Environmental Services Bureau.
17. Prior to issuance of a building permit, the applicant must submit complete landscape and irrigation plans. The landscape plan shall be in full compliance with the PD-32 landscaping requirements and shall include pedestrian paths connecting parking areas and public rights of way to buildings. A clearly defined pedestrian path shall be incorporated in the parking lot north of Building 4. A 10' wide pedestrian path shall also be incorporated directly to the north of Buildings 2 and 3, to allow pedestrian connectivity between the project site, adjacent blocks, and the future park that will be located to the northwest of the project site.
18. All landscape areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The Department strongly recommends use of drip irrigation systems. The irrigation system shall not cause water to spray or flow across a public sidewalk. Reclaimed water shall be used for all landscaped areas.
19. Prior to the issuance of a building permit, a landscape diagram showing shade coverage ratio of the parking lot shall be submitted. Provide canopy trees that provide shade on at least 40% of the total area dedicated to parking stalls and associated vehicular circulation, after five years of growth, and/or use paving materials with a Solar Reflectance Index of at least twenty-nine (29) on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated circulation.
20. The landscaping plans shall incorporate on-site retention and percolation of storm water runoff to the satisfaction of the Director of Long Beach Development Services

and Department of Public Works as feasible.

21. All landscape areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
22. The applicant shall fully comply with all applicable provisions of the City's Interim Green Building Policy and the Commercial Development LEED Mandate for Douglas Park to the satisfaction of the Director of Long Beach Development Services. Prior to the issuance of a building permit, the applicant shall submit proof of registration with USGBC and a password allowing staff access to said registration, prior to the issuance of any building permits.
23. To comply with the sustainability standards of Division V of the PD-32 North Standards, preferential parking shall be provided for carpools and vanpools at the rate of not less than 10 percent of the total employee parking. This preferential carpool/vanpool parking area shall be identified on the site plan.
24. Energy conserving equipment, lighting and construction features shall be utilized on the buildings as feasible.
25. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent properties.
26. Prior to the issuance of a building permit, the applicant shall provide outdoor lighting plan details subject to review and approval of the Long Beach Airport, Police Department and the Director of Development Services. Include pedestrian path lighting on the plan.
27. Prior to issuance of a building permit, provide information on fixtures and mounting heights and locations for building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Long Beach Development Services.
28. Prior to issuance of a building permit, design details and materials of outdoor furnishings shall be submitted for review and approval of the Director of Development Services. All outdoor seating areas on the site shall include furnishings and exterior lighting that complement the building architectural design.
29. Use glass with less than 25% reflectivity on the exterior of all commercial buildings. All glazing (with the exception of spandrel glass) shall have a minimum visible light

transmittance of 65% subject to review and approval of the Director of Long Beach Development Services.

30. No cross-lot drainage shall be permitted without the appropriate easements over adjoining lots.
31. Provide information on fixtures and mounting heights and locations for building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Development Services.
32. To comply with Mitigation Measure V.C-8 of the Development Agreement, prior to issuance of a Temporary or Final Certificate of Occupancy, whichever comes first, the applicant shall provide an on-site interpretive program display or other photographic and textual representation shall be created and shall be available to the general public to assist the public in understanding the history of the Long Beach facility. Such interpretive programs may be in the form of commemorative signage and/or plaques; historical photographs; models; and/or published information accessible to the general public.
33. Prior to issuance of a Temporary or Final Certificate of Occupancy, whichever comes first, the applicant shall fully comply with all applicable Transportation Demand Management and Trip Reduction measures. The applicant shall establish a program informing tenants about public transit, rideshare programs, and bike facilities. Per the requirements of the Master CC&R, the applicant shall comply with the requirements of the Transportation Demand Management Coordinator at Douglas Park.
34. Prior to issuance of a Site Plan Review approval, the applicant must submit plans, elevations and renderings of the proposed retail pad(s) to be developed. Plans shall include details regarding signage to be proposed on site.
35. Prior to issuance of a building permit, the applicant shall file a separate plan check submittal to Long Beach Fire Department, Public Works, Building Bureau, Long Beach Airport and Police Department for their review and approval (see attachments for Police and Building comments).
36. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
37. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.

38. Demolition, site preparation, and construction activities are limited to the following (except for the poring of concrete which may occur as needed):
- a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.:
 - b. Saturday: 9:00 a.m. – 6:00 p.m.; and
 - c. Sundays: not allowed.
39. The final map is to be prepared in accordance with the approved tentative map and shall be recorded with the L.A. County Recorder's Office within thirty-six (36) months from the date of the Planning Commission's approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of the tentative map. If the final map cannot be recorded within the thirty-six (36) month period, the subdivider can request a time extension. The time extension request shall be submitted to the Zoning Administrator for review and approval as per Section 21.21.406 of the Long Beach Municipal Code.
40. Unless specifically waived by the Planning Commission, the final map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach. The content and form of the final map, including all proposed property lines, shall be based upon criteria established by the Director of Public Works.
41. Prior to approval of the final map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the final map through the Department of public works. Furthermore, the subdivider shall pay the associated Planning processing fees of the final map.
42. The applicant shall provide the following to the satisfaction of the **Director of Public Works**:

GENERAL REQUIREMENTS

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All required facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.

- d. Prior to the start of any on-site/off-site construction, the Subdividerr shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

SPECIAL CONDITIONS IMPOSED ON DEVELOPMENTS WITHIN TRACT MAP NO. 70937:

The proposed development is a part of the Douglas Park Development and is generally subject to the development conditions imposed by the Development Agreement with Boeing as Master Developer and the conditions of Tract Map No. 70937, with respect to this property and the immediately adjoining public and private streets. Subdivider may have an agreement(s) with the Master Developer that limits liability for these conditions to The Boeing Company, to the extent that the Boeing Company remains the master developer for Douglas Park.

PUBLIC RIGHT-OF-WAY

- e. Plans show two utility vaults within the McGowen Street sidewalk area which conflict with the special requirement for Douglas Park. All utility facilities should be on private property and concealed from direct view. Relocate these facilities to private property.
- f. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.
- g. The Subdivider shall provide easements to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency and shall show on the map.
- h. The Subdivider shall provide easements to the City of Long Beach for any City facilities including traffic signal controls, signage, required slopes, bus stops, refuse collection access, and any other public necessities, to the satisfaction of the interested Department or agency and shall show on the final map.
- i. The Subdivider shall provide the necessary storm drain easements to the County of Los Angeles on the final map or successor final maps. If additional storm drain easements are required by the County of Los Angeles and provided by separate instrument, recorded copies of same shall be provided to the Director of Public Works for our records.
- j. Unless approved by the Director of Public Works, easements shall not be

granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map filing.

OFF-SITE IMPROVEMENTS

- k. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- l. The Subdivider and/or the Master Developer shall provide for new sidewalk improvements adjacent to the project site. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- m. The Subdivider and/ or the Master Developer shall provide for new ground cover, irrigation and street trees with root barriers adjacent to the project site along McGowen Street and Schaufele Avenue. The Subdivider and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- n. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- o. The Subdivider shall contact the Street Tree Division of the Department of Public Works regarding relocation of existing trees in association with new driveway construction, or trees remaining in close proximity to new driveways.
- p. All rough grading shall be completed prior to the approval of the final map. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the final map approval.
- q. The Subdivider shall construct the required storm drain line in connection with the proposed development in accordance with approved plans. An excavation permit issued by the Department of Public Works is required for all work in the public right-of-way. Contact Russ Caveness of Construction Services for information about excavation permits at (310) 570-6530. The proposed storm drain system must be

reviewed and approved and accepted for operations and maintenance by the County of Los Angeles Department of Public Works at 626-458-4921 to initiate plan review. The Subdivider shall also provide said plans to the Director of Public Works for review prior to approval of the final map.

- r. The Subdivider and/or the Master Developer shall submit the necessary lighting calculations to the Director of Public Works for review and approval.
- s. The Subdivider and/or the Master Developer shall install new streetlights along McGowen Street and Schauffele Avenue prior to approval of the final map. High-pressure sodium luminaries, light standards and feed point(s) in all of the public and private streets within and adjacent to the proposed subdivision shall be used to the satisfaction of the Director of Public Works.
- t. All utility lines within and adjacent to the proposed development shall be undergrounded to the satisfaction of the affected utility companies and the Director of Public Works prior to the final map approval.
- u. The Subdivider and/or the Master Developer shall construct the proposed bike path in accordance with approved plans to the satisfaction of the Director of Public Works. The Subdivider and successors shall be responsible for the maintenance of the bike path.
- v. On-site storm water drainage systems may not be connected directly to the back of a catch basin in the public right-of-way. Direct connections to the County's storm drain system shall be reviewed and approved by the County of Los Angeles, and an excavation permit from the City of Long Beach Department of Public Works.
- w. The Subdivider shall submit grading plans for review and approval by the Director of Development Services and the Director of Public Works prior to release of any building permit.
- x. On-site drainage improvements shall be completed to the satisfaction of the City Engineer and the Superintendent of Building and Safety. No cross-lot drainage will be permitted per Long Beach Municipal Code, Section 20.36.020.
- y. On-site storm drains shall be sized using the hydrology study approved by the Los Angeles County Department of Public Works dated 2/8/10. MTD 1834 storm drain is located on Schauffele Avenue, and the acceptable on-site drainage shall not exceed 11.42 cfs. Additional surface water flow from the project site greater than 11.42 cfs shall be retained on site without causing flooding problems.
- z. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board

acknowledging receipt of the Notice of Intent (NOI) and a certification from the developer or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 266-7500 or visit their website for complete instructions at www.waterboards.ca.gov/stormwtr/construction.html Left-click on the Construction General Permit 99-08-DWQ link.

- aa. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

TRAFFIC & TRANSPORTATION BUREAU

- bb. New driveways located within 100 feet of an existing driveway on the opposite side of the street shall be center-aligned. New driveways located within 250 feet of an existing driveway on the opposite side of the street that are subject to interlocking left turn movement conflicts shall be relocated to eliminate the interlocking condition.
- cc. Driveways wider than 24 feet require special approval by the City Traffic Engineer.
- dd. The Developer's site plan proposes to build driveways apron that does not conform to City standards. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements. If the City approves this style of driveway during the plan check process, all ADA sidewalk path-of-travel requirements must be met.
- ee. The Developer shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- ff. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- gg. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- hh. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2009 edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped

signage, etc.).

- ii. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.

LONG TERM MAINTENANCE

- jj. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.
43. Prior to the issuance of a building permit, the applicant must obtain written FAA approval on all applicable regulations.
 44. Prior to the issuance of a building permit, the applicant must obtain final written approval from the Boeing Design Review Committee, on revised plans that have been approved through the entitlements herein.
 45. Standards Variance approval is for the installation of two 40'-0" curb cut openings (the center curb cuts on Schaufele Avenue and McGowen Street). The 40'-0" widths shall be measured from property line and each curb cut shall implement the standard dustpan radii. All other curb cuts used at any portion of the project site shall not exceed 30'-0", as allowed by the Department of Public Works.
 46. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Blvd., Fourth Floor

Long Beach, CA 90802

PH: 562-570-6651

FAX: 562-570-6753

BUILDING BUREAU / PLAN REVIEW DIVISION

Date: August 31, 2011

To: **Cuentin Jackson**
Staff Planner
Ph (562) 570-6345
Planning Bureau
5th Floor City Hall

From: **Keith Asuncion**
Civil Engineer
Ph (562) 570-6313
Fax (562) 570-6753
Enriquito.Asuncion@longbeach.gov

T.A.C. Case No: **1105-13**

Project Address: **Cover St. between McGowen & Schaufele**

Description of Work: **Lot Merger of Lots 6, 7 and 8 of Tract Map No. 70937-1, Parcel Map to create three parcels, Site Plan Review to construct four new industrial buildings (Sizes 34, 000 sqft. – 102, 000 sqft. Range.)**

SUBJECT: T.A.C. REVIEW AND COMMENTS

T.A.C. (Technical Advisory Committee) review and comments from the Building Bureau are intended to aid the applicant in preparation of the project for building plan submittal and are not a substitute for plan check corrections. Plan check corrections will be issued after the completed plans have been submitted and a full plan check review has been done. The applicant is responsible for complying with all requirements of the prevailing Building Code, or other local ordinances or state laws.

1. New construction in this project shall comply with the requirements of the current building and construction codes in the City of Long Beach. These codes are the 2010 Edition of the California Building Code (based on the 2009 Edition of the International Building Code) as amended by Title 18 of Long Beach Municipal Code, 2010 Edition of the California Mechanical Code (based on the 2009 Edition of the Uniform Mechanical Code of the IAPMO), 2010 Edition of the California Electrical Code (based on 2008 National Electrical Code of the NFPA), 2010 Edition of the California Plumbing Code (based on the 2009 Edition of the Uniform Plumbing Code by IAPMO) and 2010 California Green Building Standards (CALGreen).
The Long Beach Municipal Code is available from our LBDS's link to http://www.lbds.info/building/engineering_n_development_services/building_codes.asp.
2. Separate building permits are required for miscellaneous structures such as, but not limited to, signs, fences, retaining walls, trash enclosures, flagpoles, and pole mounted yard lighting foundations.
3. Separate permit applications for electrical, plumbing, and/or mechanical plan checks are required. Please be aware of this for the sub-trade permits at the time you submit your

project for building plan review.

4. Separate grading permit submittal is required for review of the grading plan.
5. Separate demolition permit is required to demolish any existing structures or buildings at the site.
6. A separate plan review and approval by the Planning Bureau will be required. For more information regarding Planning Bureau, please call 562-570-6194.
7. A separate plan review and approval by the Fire Prevention Bureau will be required. For more information regarding Fire Prevention Bureau, please call 562-570-7086.
8. A separate plan review and approval by the Public Works Bureau will be required. For more information regarding Public Works Bureau, please call 562-570-7082.
9. The Building and Safety Bureau offers "Permit by FAX" for preliminary processing of your applications. By using this service, you will be able to obtain your project number, the exact amount of the plan check fees to be paid, and shorten your wait time on the 4th floor of Planning and Building. All the applications and information may be obtained from our website at www.ci.long-beach.ca.us/plan or request the documents at (562) 570-6651. Fill out the appropriate applications and FAX them back to the department at (562) 570-6753.
10. The building and facilities must be accessible to and usable by the physically disabled per Title 24 of the 2010 Edition of the California Code of Regulations. Please be aware that the Department has neither the responsibility nor the authority to enforce ADA regulations. Nonetheless, the Department strongly advises that the Architect or Designer of record include such requirements in the building design.
11. Show on the plans a continuous and unobstructed path of travel connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by persons with other disabilities. The path must satisfy the width, slope and surface condition (i.e., drainage swale) mandated by the 2010 CBC.
12. When fully completed plans are submitted to the Department for formal building plan review, provide on the title sheet an analysis that establishes justification for the building area and height based on available yards, type of construction, sprinkler systems and occupancy group.
13. It is required that the proposed building be located on one legally recorded lot. Therefore, you must provide an accurate plot plan of the lot, drawn to scale and fully dimensioned to locate the building on the lot relative to other structures and the property lines. A lot merger may be needed to satisfy building code requirements for property line locations. (Long Beach Municipal Code Section 18.12.020)
14. A sewerage permit or an exemption from the Los Angeles County Sanitation District sewer connection fees shall be required for your project. Detailed information may be obtained from the District Senior Engineer at telephone (562) 699-7411 ext 2727.
15. The Clean Water Act of 1972 requires adequate and proper design and construction measures be taken to protect the storm water system and waterways from contamination. Applicable Best Management Practices (BMP's) must be implemented during construction per the City of Long Beach Municipal Code, Chapter 18.95.

If the disturbed area of the project is 1 acre or greater, construction plans must include features meeting the applicable Construction Activities BMP's (CA-1 through CA-

40) and Erosion and Sediment Control BMP's (ESC-1 through ESC-56) of the "California Storm Water Best Management Practice Handbooks" (Construction Activity) (1993). A Storm Water Pollution Prevention Plan (SWPPP) must be submitted to and approved by the City. Chapter 18.95 is available from the department WEB SITE at www.longbeach.gov/apps/cityclerk/lbmc/title-18/frame.htm. Scroll down to Chapter 18.95 on the left and click.

If the disturbed area of the project is greater than 5 acres, an SWPPP (Storm Water Pollution Prevention Plan) must be prepared and submitted to both the RWQCB (Regional Water Quality Control Board) and the City of Long Beach per the City of Long Beach Municipal Code, Chapter 18.95. In addition, an NOI (Notice of Intent) to comply with the State Construction Activity Storm Water Permit shall be filed with the RWQCB. Evidence of such filing shall be submitted to the City. Chapter 18.95 is available from the department WEB SITE at www.longbeach.gov/apps/cityclerk/lbmc/title-18/frame.htm. Scroll down on the left and click on Chapter 18.95.

16. The project must comply with the additional Standard Urban Storm Water Mitigation Plan (SUSMP) regulations per the City of Long Beach Municipal Code, Chapter 18.95 for 100,000+ square foot commercial developments. Chapter 18.95 is available from the department WEB SITE at www.longbeach.gov/apps/cityclerk/lbmc/title-18/frame.htm. Scroll down on the left and click on Chapter 18.95. You should be aware that the first 3/4-inch volume of water produced from a rainfall event on the site must be collected and treated prior to its discharge to a storm water conveyance system.
17. Provide two copies of the project soils report prepared by a California licensed Civil or Geotechnical Engineer or a Certified Engineering Geologist having competence in the field of seismic hazards (liquefaction and/or landslide) evaluation and mitigation. The report shall include the engineer's foundation design recommendations based on the site conditions and State of California mandated Seismic Hazard Mapping Act. The mitigation measures recommended in the report shall be incorporated into the plan.
18. All sheets of the plans and the first sheet of the calculations are required to be stamped and signed by the California licensed Architect and/or Engineer responsible for the design. The professional license must be current and in good standing.
19. The engineer of record, or another equally qualified engineer appointed by him/her, shall make "Structural Observation" visits to the jobsite at significant construction stages and at completion of the structural system to verify general conformance of the structural system to the approved plans and specifications per CBC Section 1709.
20. Since no detailed plans have been provided at this time for our initial review, please be informed that complete plan check comments will only be issued after the completed plans have been submitted and a full plan check review has been done. The applicant is responsible for complying with all requirements of the prevailing Building Code, or other local ordinances, state or federal laws.

Sincerely,

Keith Asuncion
Civil Engineer
Building Bureau

City of Long Beach



Date: July 29, 2011
To: Cuentin Jackson, Planner, Community Design and Development
From: David Marander, Sergeant, Support Bureau
Subject: **Pacific Pointe at Douglas Park, Cover St. & McGowen; Ind. Park; No. 1105-13**

The Long Beach Police Department has made the following recommendations for public safety and crime prevention:

Exterior Lighting

- ❖ All pedestrian walkways should have a minimum maintained 1 foot-candle.
- ❖ Wall pack lighting should be placed on each side of the buildings and above exterior doors.
- ❖ Light alcoves to discourage homeless people from sleeping there.
- ❖ Lighting should clearly illuminate the building addresses.
- ❖ Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- ❖ Landscaping shall not be planted so as to obscure required light levels.
- ❖ Metal halide or other similar bulbs, which emit a "white light", should be used. Avoid yellow sodium lighting.
- ❖ All light fixtures should be the type with proper cut-offs to avoid glare and night sky glow.
- ❖ All light fixtures should be vandal resistant.
- ❖ Install lights on building exterior walls.
- ❖ Activation of the required exterior lighting shall be either by a photocell device or a time clock with an astronomic clock feature.
- ❖ **A photometric report and electrical plan should identify all lighting requirements.**

Other Lighting

- ❖ All parking, driving, and walking surfaces, except stairways, shall be illuminated at all times with a minimum maintained 1.25 foot-candle of light.
- ❖ All common area exterior doors shall be illuminated, during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius of each side of the door at ground level.
- ❖ Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level.
- ❖ All luminaries utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.

- ❖ A site plan shall be provided showing buildings' parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- ❖ Landscaping shall not be planted so as to obscure required light levels.
- ❖ A photocell device or a timeclock shall control the light source.

Other Business Considerations

- ❖ Entry areas should be gated with keypad or voice activated secured entry pads.
- ❖ Businesses should be clearly marked and directional maps should be placed at all access points, stairwells, and elevator lobby areas (if applicable).
- ❖ Mailboxes should be located within a secure area (include appropriate lighting). An additional locking box for all outgoing mail should be installed to help prevent mail and identity theft.
- ❖ Each business should be individually equipped with an audible burglar alarm system with window and door contacts for added security.
- ❖ The doors to common-area rooms and trash rooms shall have a minimum 600 square-inch clear vision panel, in the upper half of the door, automatic, hydraulic door closures and self-locking door locks equipped with a dead-locking latch, allowing exiting by a single motion and operable from the inside without the use of a key or any special knowledge or effort.
- ❖ Lobby should have a security kiosk/reception desk for access control.

Addressing General

- ❖ Street address should be clearly posted on the street sides of the main buildings and clearly visible from the street with the address and street name.
- ❖ Address should be painted on rooftop (in 4' strokes) for emergency helicopter response. Rooftop addresses must be visible only to aircraft and not from ground level.
- ❖ All address signs should be well lit and remain free from any obstructions, such as overhangs, awnings and/or landscaping.
- ❖ Individual unit numbers shall be placed near but not on the main entry doors. Each unit should have its address/number clearly marked and illuminated in clear view. The numbers should be of a contrasting color to the background where it will be placed.

Landscape General

- ❖ Ensure landscaping does not block lighting fixtures or visibility to and from windows and doors.

- ❖ Care should be taken in the selection and placement of landscape to prevent the creation of hiding places near entries and exits.

Video Surveillance System Guidelines

A video surveillance system should be installed to assist with monitoring the property. However, it must be understood that a video surveillance system should not take the place of good security practices. Most outdoor surveillance systems are useful in assisting with the remote monitoring of an area, but less effective in helping with the identification of suspects. This is due to the greater distance involved and lack of adequate light available after dark. Therefore, the cameras should be positioned to monitor more narrow and controlled areas such as indoor applications and doorways.

The purpose of the following guidelines are to increase the likelihood that images captured will assist in the apprehension of suspects. The following guidelines are not all-inclusive, and a licensed video surveillance expert should be consulted to assist in designing and installing the system.

1. Camera Locations

- ❖ All main commercial/office space entries and exits
- ❖ Parking lots and garages
- ❖ Elevator lobbies

2. Camera Specifications

- ❖ Record in color with output of at least 480 lines resolution.
- ❖ Automatic exposure for day/night conditions.
- ❖ Positioned where they are vandal and tamper resistant.
- ❖ Use vandal resistant housings where necessary.
- ❖ Full camera coverage of all public rights of way and private parking areas provided by the business.
- ❖ A minimum camera and DVR or digital storage resolution of 640 X 480 pixels - 1280 X 960 pixels is preferred
- ❖ An IP-configurable DVR or digital storage setup with a public IP address.
- ❖ Ability to provide a surveillance system username and password to the Long Beach Police Department.
- ❖ Internet service with a minimum upload speed of 1 Mbs (megabytes per second), 5 Mbs upload speed is preferred.
- ❖ Cameras and DVR should support standard MPEG formats.
- ❖ Cameras should have low light capability, auto iris and auto focus.

3. Video Recording Equipment Specifications

- ❖ A Digital Video Recorder (DVR) should be used.
- ❖ Capable of exporting images in TIFF, BMP or JPG format.
- ❖ DVR capable of exporting video to uncompressed non-proprietary AVI file, maintaining original aspect ratios.
- ❖ Recordings should be retained for no less than 30 days.
- ❖ Use the least amount of compression possible to maintain high-resolution image quality. A lower quality image to save storage space is highly discouraged, as the low quality images will be useless to law enforcement.
- ❖ The DVR units must be stored in a secure place.
- ❖ DVR or digital storage system should be surge protected.

For questions about these specifications or assistance with design/placement of surveillance systems, please contact Detective Eduardo Reyes at (562) 570-7324.

Parking Garages/Parking Lots

- ❖ Garage walls and ceiling should be painted white to maximize light.
- ❖ The design of parking garages should be such that there are minimum solid interior walls to maximize visibility, as allowable by code.
- ❖ Secure access with CCTV or roving security to protect against stolen vehicles and vandalism.
- ❖ Trash containers should be properly secured. Lighting should also be located above the enclosure for safety.
- ❖ A minimum maintained 2 foot-candle of light is recommended for open parking lots.
- ❖ Enclosed parking garages should be lit to a minimum of 3 foot-candle.
- ❖ Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- ❖ **A photometric report should be submitted to my office for approval.**
- ❖ Bicycle storage units or racks shall be located in high visibility areas.
- ❖ Emergency "call boxes" should be placed in a prominent area on each level of the parking structure.
- ❖ Access to parking garages should be controlled by automatic tubular steel gates and not solid steel.

Stairways and Stairwells

- ❖ Interior doors should have glazing panels a minimum of five inches wide and 20 inches in height and meet requirements of the Uniform Building Code.
- ❖ Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.

- ❖ Stairways should be designed to be completely visible from either the interior or exterior or both, unless mandated by the Uniform Building Code to be enclosed.
- ❖ Stairwells should exit into a highly visible area for enhanced safety and security.
- ❖ Fully enclosed interior or exterior stairways with solid walls, when required, should have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such a manner as to provide visibility around corners.
- ❖ Stairways shall be illuminated at all times with a minimum maintained 2 foot-candle of light on all landings and stair treads.

Elevator Cabs and Lobbies

- ❖ Elevators, which serve more than two floors, above ground level, with at least one shaft wall exposed to the exterior or interior, should have clear glazing installed in one wall to provide visibility into the elevator cab.
- ❖ Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on and 36 inches away from the door, should have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained two foot-candles of light at floor level.
- ❖ Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.
- ❖ Elevator lobbies should be placed in a high-traffic area for enhanced visibility.

Building Design

- ❖ Eliminate the entry "landings" as they will be a place where unauthorized people will loiter. Another option would be to create small courtyards with access controlled by low gates.
- ❖ Property access control should be built in using decorative tubular steel fencing.

Fencing General

- ❖ All fencing and gates should be decorative wrought iron or tubular steel style to maintain visibility while controlling access.
- ❖ The design of fence should be such that no vertical bars extend above the top most horizontal bar.

Graffiti Deterrents

Due to the location and design, there is a risk that the buildings may be vandalized by graffiti. It is important to design in deterrents to minimize this risk. The following are some suggestions to be considered to help prevent graffiti:

- ❖ Plant a landscape buffer with low growing shrubs and trees with lacey foliage along the street frontage to partially screen the walls.
- ❖ Utilize graffiti resistant paint on the outside building surfaces which are not covered by brick or stone veneer.

If you require further information or need clarification, please feel free to call Sergeant David Marander at (562) 570-7429, or by email at David.Marander@longbeach.gov.