



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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May 2, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Local Coastal Development Permit and a Modification to an approved Site Plan Review to revise the project from a four-story, 56-unit residential complex with 40 hotel rooms to a four-story, 33-unit residential complex with 72 hotel rooms and associated amenities located at 2010 East Ocean Boulevard in the Ocean Boulevard Planned Development District (PD-5) Subarea 2. (District 2)

APPLICANT: Studio One Eleven
Attn: Michael Bohn
111 West Ocean Boulevard, 20th Floor
(Application No.1302-16)

DISCUSSION

The subject property is located on the south side of Ocean Boulevard at the terminus of Cherry Avenue east of 15th Place (Exhibit A – Location Map) and is currently developed with the 40-room Beach Plaza Hotel. The site has a gross area of 45,643 square feet (1.04 acres) that will be reduced to 39,369 square feet (0.91 acres) after beachfront dedication and is zoned Ocean Boulevard Planned Development District (PD-5) Subarea 2.

On September 6, 2007, the Planning Commission unanimously certified a Negative Declaration of Environmental Impact (ND 24-07) and approved a Local Coastal Development Permit, Site Plan Review and Tentative Tract Map for a four-story, 56-unit residential complex with 40 hotel rooms. The entitlements are still in effect.

The project was not built primarily due to the nationwide economic downturn which significantly affected construction financing. Since the initial approval in 2007, market conditions have changed with regards to residential units and hotel units and the applicant is proposing to modify the project to better respond to those changes.

The requested modification will reduce the overall number of residential units from 56 to 33 and increase the overall number of hotel rooms from 40 to 72. The hotel rooms will range in size from 308-493 square feet while the residential units will range in size from 540-1230 square feet. The residential units are located along the east portion of the property

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adjacent to 15th Place and the hotel rooms are located in the center and west portion of the property adjacent to Bluff Park. This creates a consistency of residential uses along 15th Place, provides a buffer between the new hotel use and existing residential uses to the west and maintains good access and views of the ocean and park for the hotel guests.

The proposed design is very similar to the previously approved project. The architecture is contemporary in style and utilizes smooth stucco and glass as the primary materials. In addition, the design incorporates wood siding, metal fascia and mosaic tiles to create visual interest (Exhibit B – Plans and Exhibits). The building will be a four-story structure (as measured from Ocean Boulevard grade) that is terraced on the southern portion to reflect the sloping nature of the bluff. From the beach grade, the project totals seven stories in height. It is designed with two courtyards: one that opens to Bluff Park on the east and one that opens to the beach on the south. In addition, the project includes a fitness room, dining facility and lounge for use by the residents, guests and hotel patrons.

The proposed project complies with all PD-5, Subarea 2 requirements. Following is an analysis of the code requirements and the proposed project:

Code Standard	PD-5, Subarea 2	Proposed Project	Complies with Standard?
Height	45' max. or 4 stories above Ocean Blvd.	45' max. or 4 stories above Ocean Blvd.	Yes
Parking	147 required	147 provided	Yes
Setbacks-			
Ocean Blvd.	20'	20'	Yes
15 th Place	8'	8'	Yes
Bluff Park	15'	15'	Yes
Beach	Toe of bluff	Toe of bluff	Yes
Density	54 d.u./acre	32 d.u./acre	Yes
Floor Area Ratio	2.5 x net site area	2.1 x net site area	Yes
Lot Coverage	65%	54.2%	Yes

Ingress/egress to the site is provided from 15th Place via a single driveway. The project is required to provide 147 on-site parking spaces per code based on the requirement of 1 parking space/hotel room (72) and 2.25 parking spaces/residential unit (75). A total of 147 parking spaces are provided within the subterranean garage.

CONCLUSION

The proposed Modification to the approved Site Plan Review maintains the same high quality design as the previously approved project. The change to the hotel and residential unit counts results in a project that is better suited to current market conditions. In addition, the increase in hotel rooms provides an opportunity for even greater access to the coast for visitors to Long Beach. Therefore, staff recommends approval of the project, subject to

conditions (Exhibit C – Findings and Conditions).

ENVIRONMENTAL REVIEW

The proposed Modification does not result in any additional impacts that were identified in the previously certified Mitigated Negative Declaration (MND 24-07). Therefore, in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project was previously assessed.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on April 17, 2013, as required by the Long Beach Municipal Code. No responses have been received as of the date of preparation of this report.

Respectfully submitted,



DEREK BURNHAM
PLANNING ADMINISTRATOR

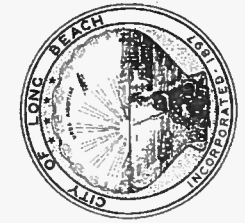


AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:JW

P:\Planning\PC Staff Reports (Pending)\2012-11-15\1302-16_2010 E Ocean PC Staff Report

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



Subject Property:
 2010 E Ocean Blvd
 Application No. 1302-16
 Council District 2
 Zoning Code : PD-5 (SubArea2)

Exhibit A



LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS

Case No. 1302-16

Date: May 2, 2013

Pursuant to Chapter 21.25, Division IX of the Long Beach Municipal Code, the City shall not approve a Local Coastal Development Permit unless positive findings are made consistent with the criteria set forth in the Local Coastal Development Permit regulations.

1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM, INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND

The Local Coastal Program and land use regulations for this site is the Ocean Boulevard Planned Development Plan (PD-5) dated April 21, 1982, which provides for large-scale high intensity dense residential developments in two different subareas.

The zoning designation for this site is the Ocean Boulevard Planned Development District (PD-5) Subarea 2. This subarea is identified as a transition between the large-scale high intensity development of downtown and smaller, less intense development of the eastern portion of the coastal zone.

The proposed project conforms to the density requirements and development standards of the Planned Development Plan including height, density, setbacks, terracing and parking requirements.

The site currently contains the 40-room Beach Plaza Hotel that will be demolished prior to construction of the proposed project. The 40 hotel rooms will be re-incorporated with the new project as required by both PD-5 and the Local Coastal Plan. There are no existing residential units on the site. Therefore, the project is not subject to Chapter 21.60 and Chapter 21.61 of the Long Beach Municipal Code relative to relocation assistance for qualified very low and low-income households and the maintenance of and replacement of very low to moderate-income housing units in the Coastal Zone.

2. THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THE SECOND FINDING ONLY APPLIES TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.

Chapter 3 of the Coastal Act deals with the public's right to use of the beach and water resources for recreational purposes. The chapter provides the basis for state and local governments to require beach access dedication and to prohibit development that restricts public access to the beach and/or water resources.

Findings
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The project, as currently proposed, will not reduce access or public views to the beach.

The proposed 72-room hotel and 33-unit residential complex will not block public access to the beach or recreational resources. Re-establishment of the hotel will help to ensure continued public coastal access and recreation opportunities.

The project, as proposed, complies with all PD-5, Subarea 2 requirements including height, parking, setbacks, floor-area ratio, lot coverage and open space. Additionally, the portion of the project south of the shoulder (upper edge) of the bluff will be terraced to reflect the sloping nature of the bluff.

Additionally, as required by the Planned Development Regulations, the developer will be contributing funds (0.5% of the value of the development) for bluff improvements for general access along the bluff area.

MODIFICATION TO SITE PLAN REVIEW FINDINGS

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

The proposed design of the building incorporates a consistent design theme that is compatible in design, character and scale with the neighboring structures. The materials used for the new construction, including wood siding, metal fascia and mosaic tiles are complementary to the materials used on the adjacent buildings.

- 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, as proposed, complies with all PD-5, Subarea 2 requirements including height, parking, setbacks, floor-area ratio, lot coverage and open space. Additionally, the portion of the project south of the shoulder (upper edge) of the bluff will be terraced to reflect the sloping nature of the bluff.

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

No mature trees or street trees will be removed as a result of the project.

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

The proposed improvements that include, but are not limited to, the reconstruction of sidewalks, re-configuring of the adjacent intersections, and improvement of the street-end of 15th Place in the public right-of-way do not exceed the likely impacts of the proposed project coupled with cumulative development.

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

Not applicable.

**CONDITIONS OF APPROVAL
LOCAL COASTAL DEVELOPMENT PERMIT/MODIFICATION
TO SITE PLAN REVIEW**

**Case No. 1302-16
Date: May 2, 2013**

1. This permit and all development rights hereunder shall terminate concurrent with the expiration date from the previously approved Tentative Tract Map (TT6892) under Case No. 0604-08, unless construction is commenced or a 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. The time extension request shall be submitted to the Zoning Administrator for review and approval as per Section 21.21.406 of the Zoning Regulations.
2. 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 Acknowledgment 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). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
3. Violation of any of the conditions of this permit shall be cause for the issuance of an infraction, citation, prosecution, and/or revocation and termination of all rights thereunder by the City of Long Beach.
4. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Development Services Department. These conditions must be printed on all plans submitted for plan review.
5. The developer must comply with all mitigation measures of the applicable Environmental Review (ND 24-07) prior to the issuance of a Certificate of Occupancy. These mitigation measures, if applicable, must be printed on all plans submitted for plan review.
6. Approval of this development is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the

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- 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 levels standards, including, but not limited to, sewer capacity charges, Park Fees, and Transportation Impact Fees.
7. The Director of Development Services is authorized to make minor modifications to the approved concept design plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
 8. Site development, including landscaping, shall conform to plans approved on file in the Department of Development Services.
 9. The property shall be developed and maintained in a neat, quiet and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of the exterior facades of the buildings and all landscaping surrounding the building including all public parkways.
 10. All structures shall conform to Building Code requirements. Notwithstanding this review, all required permits from the Building and Safety Bureau must be secured.
 11. Any graffiti found on site must be removed within 24 hours of its appearance.
 12. Site preparation and construction shall be conducted in a manner which minimizes dust.
 13. Prior to the release of the foundation permit, the applicant shall submit a soils analysis and shoring plan for the discretionary approval of the Superintendent of Building and Safety.
 14. The applicant/developer shall be required to keep the beach area from the toe of the bluffs seaward maintained in a clean condition and open to the public. Storage of construction materials and equipment on the beach is expressly prohibited.
 15. Upon completion of construction, applicant shall restore any damage to the beach to the satisfaction of the Director of Public Works.
 16. Prior to the issuance of a building permit, the applicant shall formulate a plan to reduce impacts regarding construction hours, construction personnel parking and the staging of construction materials to the satisfaction of the Director of Development Services.

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17. Prior to the release of any building permit, the applicant shall submit for review and approval of the Director of Development Services a landscape and irrigation plan in full compliance with Chapter 21.42 of the Long Beach Zoning Code and any landscape standards outlined in the Ocean Boulevard Planned Development Plan (PD-5).

The plan shall meet the following minimum landscape requirements:

One palm tree not less than fifteen foot high as street tree for each twenty feet of street frontage; one twenty-four inch box and one fifteen gallon tree for each twenty feet of street frontage. Five five-gallon shrubs per tree. One cluster of three (25 ft. and 30 ft.) tall palm trees for each twenty feet of beach frontage. Any exposed bluff area shall be landscaped to the satisfaction of Public Works, including bluff areas on public property and adjacent public street rights-of-way. All street trees shall contain root diverter barriers. Such landscaping shall not block views of the ocean and shall soften the scale of the building to the pedestrian and motorist.

18. The subdivider shall be required to provide for street end beautification improvements along 15th Place and improvements adjacent to Bixby Park to the satisfaction of the Director of Public Works, the Director of Development Services, and the Director of Parks, Recreation and Marine.
19. In conjunction with the street end beautification improvements, the developer shall improve the bluff slope at 15th Place according to the guidelines of the "Plan for Development – Bluff Erosion and Enhancement Project" of November 2000, to the satisfaction of the Director of Parks, Recreation and Marine. Under such guidelines, the developer shall re-grade the 15th Place right-of-way bluff to create a slope not to exceed 1.5 to 1, shall install an irrigation system or modify the existing irrigation system to contain an automatic shut-off provision in the case of a break or leak, and shall re-landscape the bluff. The re-grading shall meet the grade of the property at the property line on the west side of 15th Place. No cross-lot drainage shall be allowed from the project to the 15th Place bluff right-of-way, or from the regarded right-of-way to the property west of 15th Place.
20. The applicant shall provide for not less than one-half of one percent of the value of the construction costs for off-site improvements to beach access to the satisfaction of the Director of Parks, Recreation and Marine and the Director of Development Services.
21. The applicant shall provide for reconstruction and stabilization, if necessary, of 15th Place to the satisfaction of the Director of Public Works.

22. Prior to the issuance of any demolition permits, the applicant shall prepare a "Construction Staging and Management Plan" for review and comment by the Palacio Del Mar Homeowners Association (25 15th Place). The Plan shall be approved by the Director of Development Services or their designee. The Plan shall indicate:
- No construction parking is permitted on the west side of 15th Place
 - Entry and exit points for construction employees
 - Parking for construction employees
 - Temporary construction office location
 - Construction equipment staging area
 - Demolition materials storage area
 - Construction materials storage area
 - Screening for the project site and all storage and staging areas (temporary fencing with opaque material)
 - Details of the Construction Staging and Management Plan shall be included on all final grading and construction plans.
23. Prior to the issuance of any building permits, the applicant shall demonstrate on the final project plans that all exterior lighting fixtures and light standards shall be shielded and shall be located and installed to prevent spillover of light onto the surrounding properties and roadways.
24. Prior to the issuance of any building permits, the applicant shall demonstrate on the final project plans that minimally reflective glass and other building materials will be incorporated on the building exteriors in order to reduce reflective glare. The use of glass with over 25 percent reflectivity shall be prohibited.
25. As required by South Coast Air Quality Management District Rule 403- Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of the project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the final grading and construction plans. They include the following:
- Application of soil stabilizers to inactive construction areas.
 - Quick replacement of ground cover in disturbed areas (as applicable).
 - Watering of exposed surfaces twice daily.
 - Watering of all unpaved haul roads three times daily.
 - Covering all stock piles with tarp.
 - Reduction of vehicle speed on unpaved roads.

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- Post sign on-site limiting traffic to 15 miles per hour or less.
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

26. Prior to release of the grading permit, the applicant shall prepare and submit a Storm Master Plan to identify all storm run-off and methods of proposed discharge. The plan shall be approved by all agencies.

27. Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities.

28. Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

Weekdays	7:00am to 7:00pm	Sundays	No work permitted
Saturdays	9:00am to 6:00pm	Holidays	No work permitted.

29. 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.

30. All stucco surfaces shall have a smooth fine sand stucco finish.

31. Trash bins shall be fully enclosed at all times. If the proposed enclosure does not meet the capacity needs for the complex, an additional enclosure shall be required.
32. The Developer shall fully screen any utility meters or equipment to the satisfaction of the Director of Development Services.
33. The applicant shall comply with the following conditions to the satisfaction of the Public Works Department:

GENERAL REQUIREMENTS

- a. Prior to the start of any on-site/off-site construction, the Developer 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.).
- b. The final map shall be based upon criteria established by the Director of Public Works.
- c. Prior to approval of the final map, the Developer shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by Section 66436(c)(1) of the Subdivision Map Act.
- d. Prior to the release of any building permit, the Developer shall submit to the Department of Public Works a Storm Drain Master Plan to identify all storm drain run-off and methods of proposed discharge to the satisfaction of the Director of Public Works.
- e. All off-site improvements not completed prior to the approval of the subdivision map shall be secured by bonds or an instrument of credit .

PUBLIC RIGHT-OF-WAY

- f. The Developer 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. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, and roadway, removal and relocation of utilities, traffic signal modifications and installations, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the public right-of-way must be obtained from the Public Works counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-6784.
- h. All work within the public rights-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall

have on file with the City Engineer Certification of General Liability Insurance and an endorsement evidencing minimum limits of required general liability insurance.

- i. Easements shall be provided to the City of Long Beach for proposed public utility facilities, as needed, to the satisfaction of the concerned City Department or public agency and shown on the map.
- 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 after the final map is filed 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.

ENGINEERING BUREAU

- k. The Developer shall improve the parkway on the two streets fronting this project with drought-tolerant accent shrubbery and permeable groundcover such as decomposed granite as described in Section 21.42.060 of the Municipal Code.
- l. The Developer shall provide for street trees with root barriers and irrigation on 15th Place, adjacent to the project site. The Developer and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- m. The Developer 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 system work on 15th Place. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- n. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
- o. The Developer shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- p. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- q. The Developer shall repair the cracked and uplifted section of sidewalk pavement adjacent to the east side of 15th Place and along the sidewalk at the south end of 15th Street. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).

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- r. The Developer shall construct the curb and gutter along the southeast end of 15th Place as needed for a complete and continuous curb and gutter. Improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- s. 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.
- t. 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

- u. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet requires a variance; contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- v. In lieu of a traffic impact study, developer shall upgrade the traffic signal equipment at the intersection of Ocean Boulevard and Cherry Avenue to improve the phasing separation between vehicular and pedestrian traffic. These traffic signal improvements shall be constructed to the satisfaction of the City Traffic Engineer.
- w. The Developer shall explore with the City Traffic Engineer the option of expanding traffic control functions of the Ocean Boulevard and Cherry Avenue intersections to include 15th Place. Contact Dave Roseman, City Traffic Engineer, at (562) 570-6331, to arrange a meeting to discuss this option. If it is determined that these traffic improvements are feasible, the Developer shall include this work with the traffic signal upgrade to the satisfaction of the City Traffic Engineer.
- x. If a new intersection design is required by the City Traffic Engineer, the Crosswalks and Curb ramp configurations on the Ocean Boulevard, Cherry Avenue and 15th Place adjacent to the project site shall be revised and/or constructed to conform to the new intersection design to the satisfaction of the Director of Public Works.
- y. 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.

- z. 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.
- aa. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- bb. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the current Manual On Uniform Traffic Control Devices (MUTCD), (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- cc. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, for approval to construct the proposed loading zone on 15th Place, or to modify the existing curb marking adjacent to the project site.

LONG-TERM MAINTENANCE

- dd. The Developer 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.

34. The C, C & R's shall be executed and recorded against the title of the parcel and shall contain the following provisions (provisions shall also be noted on the final map):

- a. The subject residential project consists of thirty-three (33) residential units; and
- b. A minimum of seventy-five (75) parking spaces will be permanently maintained as parking facilities for the residential portion of the project. The spaces shall be permanently assigned to a specific unit and labeled thusly or assigned as guest parking and labeled thusly. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, sold or given to others not a resident(s) of the condominium unit within the development. These statements shall also be noted on the final map; and
- c. The common areas and facilities for the condominium shall be clearly described including a parking assignment plan; and
- d. The Homeowner's Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the

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- public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the building, the abutting street trees, parkways and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the C, C & R's; and
- e. Graffiti removal shall be the responsibility of the Homeowners Association and shall be removed within 24 hours; and
 - f. A clear, detailed and concise written description of the common areas and facilities of the condominium shall be provided. This information shall be included on the final map.
 - g. Individual homeowners shall be jointly liable and responsible for any costs of corrections due to building or property maintenance code enforcement actions.
35. Separate permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
36. Site development, including landscaping, shall conform to the approved plans on file in the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
37. The Applicant and/or successors is encouraged to utilize and incorporate energy conserving equipment, lighting and related features with the project to the greatest extent possible.
38. Applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
39. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
40. The applicant shall make design modifications to the south elevation to better reflect the sloping nature of the bluff, to the satisfaction of the Director of Development Services.