

C-18

April 11, 2023

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map for a single lot subdivision creating six (6) lots and two (2) vertical airspace lots in the PD-30 Downtown Plan District at 600 West Broadway have been met; approve the final map for Tract No. 82671; authorize the City Manager, or designee, to execute subdivision agreements; and,

Determine the project is within the scope of the Downtown Plan Program Environmental Impact Report (PEIR) and EIR Addendum (EIRA-05-18) and subject to the Downtown PEIR Mitigation Monitoring and Program (State Clearinghouse No. 2009071006). (District 1)

DISCUSSION

In accordance with Long Beach Municipal Code (LBMC) Chapter 20.16, State of California Government Code, Section 66458, and applicable local subdivision ordinances and subsequent rulings, a final subdivision map conforming to State Subdivision Map Act requirements is required to be approved by the City Council. The Public Works Department has submitted a duly certified final map of Tract No. 82671 (Attachment A), which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on July 18, 2019 (Attachment B).

The Public Works Department requests approval of final map Tract No. 82671 to authorize the developer, LB Broadway Project Owner, LLC., a California Limited Liability Company, to subdivide a single lot to create six (6) lots and two (2) vertical airspace lots in the PD-30 Downtown Plan District at 600 West Broadway for a new residential and commercial development. In accordance with the conditions of approval, the developer is responsible for completing off-site improvements at this location (Attachment C). Authority is sought to execute subdivision agreements providing for the off-site improvements, conditioned on this Project.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project was analyzed as part of the previously certified Downtown Plan Program Environmental Impact Report (PEIR). An EIR Addendum (EIR-05-18) was prepared for this project. On July 18, 2019, the Planning Commission determined the project is within the scope of the Downtown Plan PEIR and determined that the project will not result in any new significant impact that exceed those analyzed in the Downtown Plan PEIR, with mitigation measures included, and that the project is subject to the Downtown Plan PEIR Mitigation Monitoring and Reporting Program (MMRP). Planning Commission Staff Report dated July 18, 2019 can be found in Attachment D. The MMRP is designed to ensure compliance with adopted mitigation measured during the project implementation (Attachment E).

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This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on March 24, 2023 and by Budget Management Officer Nader Kaamoush on March 23, 2023.

LEVINE ACT

This item is subject to the Levine Act. The Mayor, Councilmembers, and Commissioners who have received a contribution of more than \$250 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$250 made to the Mayor or any Councilmembers within 12 months prior to the date of the proceeding. The Mayor, Councilmembers, and Commissioners are prohibited from accepting, soliciting, or directing a contribution of more than \$250 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

A subdivision processing fee of \$8,492 was deposited in the General Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council Priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

APPROVED:

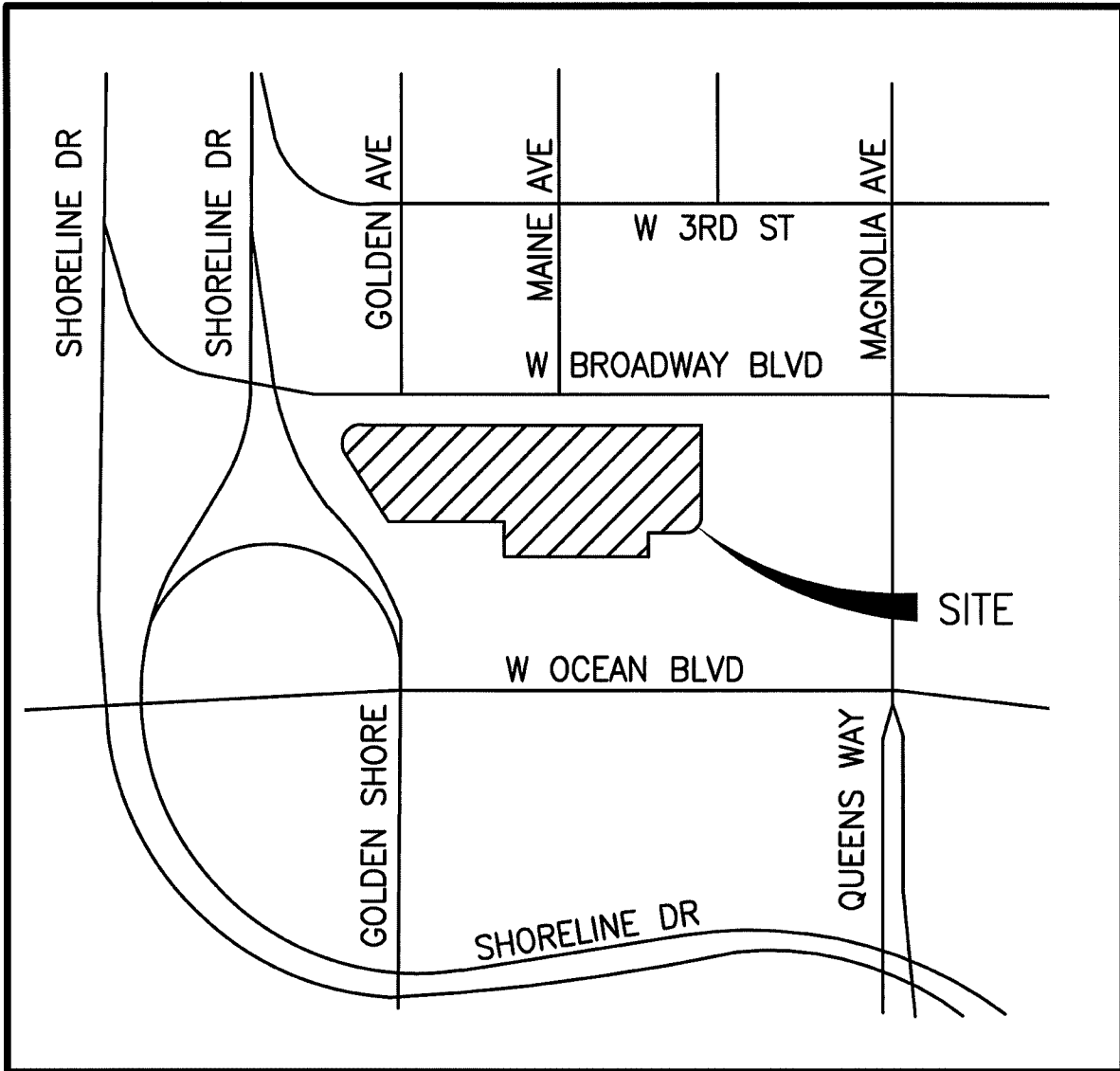


THOMAS B. MODICA
CITY MANAGER

ATTACHMENTS: A – VICINITY MAP
B – PLANNING COMMISSION MINUTES
C – CONDITIONS OF APPROVAL
D – PLANNING COMMISSION STAFF REPORT
E - DOWNTOWN PEIR MMRP SCH No. 2009071006

Attachment A

VICINITY MAP



NOT TO SCALE



CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

TRACT MAP 82671
600 W. BROADWAY
SOUTH OF BROADWAY AND EAST OF GOLDEN AVENUE
ATTACHMENT A

Attachment B

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**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, JULY 18, 2019
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM**

Richard Lewis, Chair
Mark Christoffels, Vice Chair
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner
Josh LaFarga, Commissioner
Andy Perez, Commissioner
Jane Templin, Commissioner

FINAL AGENDA AND MINUTES

CALL TO ORDER

Chair Lewis called the meeting to order at 5:02 p.m.

ROLL CALL

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Michael Mais, Assistant City Attorney; Alexis Oropeza, Current Planning Officer; Scott Kinsey, Planner; Gina Casillas, Planner; Marcos Lopez, Planner; Amy Harbin, Planner; Jorge Ramirez, Planner; Dionne Bearden, Bureau Secretary.

Commissioners Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Erick
Present: Verduzco-Vega, Mark Christoffels and Richard Lewis

FLAG SALUTE

Vice Chair Christoffels lead the flag salute.

MINUTES

19-044PL Recommendation to receive and file the Planning Commission minutes of June 19, 2019.

A motion was made by Commissioner Perez, seconded by Vice Chair Christoffels, to approve recommendation. The motion carried by the following vote:

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COUNCIL CHAMBER, 5:00 PM

Yes: 6 - Josh LaFarga, Andy Perez, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

Absent: 1 - Ron Cruz

DIRECTOR'S REPORT

Christopher Koontz, Planning Bureau Manager, provided the Director's report.

SWEARING OF WITNESSES

CONSENT CALENDAR

1. 19-049PL Recommendation to receive and file the third annual review of the Golden Shore Project Development Agreement and affirm staff's finding that the project is in compliance with the terms and conditions as required, and has fulfilled the requirements for the reporting period of 2018-2019. (District 2)

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A motion was made by Vice Chair Christoffels, seconded by Commissioner Templin, to approve recommendation. The motion carried by the following vote:

Yes: 6 - Josh LaFarga, Andy Perez, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

Absent: 1 - Ron Cruz

REGULAR AGENDA

2. 19-045PL Recommendation to accept Categorical Exemption CE-18-277 and approve a Conditional Use Permit (CUP18-040) to operate

Attachment B

agriculture-related uses (distribution) for adult-use cannabis businesses within an existing 2,840 square-foot building located at 6250 North Paramount Boulevard in the Light Industrial (IL) District. (District 9)

Alexis Oropeza, Current Planning Officer, introduced Marcos Lopez, Planner, who presented the staff report.

Chair Lewis spoke.

Paul Collins, architect, spoke.

Chair Lewis spoke.

A dialogue ensued between Chair Lewis and Paul Collins, architect.

Commissioner Verduzco-Vega spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Alexis Oropeza, Current Planning Officer.

A motion was made by Commissioner Templin, seconded by Commissioner Verduzco-Vega, to approve recommendation. The motion carried by the following vote:

Yes: 7 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

3. 19-048PL

Recommendation to accept Categorical Exemption CE-19-187 and approve a Conditional Use Permit (CUP) to allow the sale of beer and wine for off-site consumption within an existing building where a tenant improvement is in progress for a convenience store located at 2011 E. Spring Street, within the Light Industrial (IL) zone. (District 3)

Alexis Oropeza, Current Planning Officer, introduced Jorge Ramirez, Planner, who provided staff report.

Chair Lewis spoke.

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Adan Madrid, applicant, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A motion was made by Commissioner Perez, seconded by Commissioner Cruz, to approve recommendation with the change of allowable hours identified in Condition #19. The motion carried by the following vote:

Yes: 7 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

4. 19-047PL

Recommendation to approve an EIR Addendum (EIRA-03-18), a Site Plan Review (SPR 18-050) for a project consisting of 756 residential units in two residential towers (21 and 40 stories in height), four mid-rise residential buildings (5 to 7 stories in height with one subterranean parking level, 3,000sf of retail space, 1,510 parking spaces (including 659 spaces to replace the existing parking for adjacent hotel and office uses), 153 bicycle parking spaces and 152 residential storage units, and a Vesting Tentative Tract Map (VTTM18-010) to subdivide the one lot into six ground lots and two vertical airspace lots for future condominium purposes, on a 5.15-acre (224,531 sq. ft.) located at 600 W. Broadway in the Downtown Plan (PD-30) Height Incentive Area. (District 2)

Alexis Oropeza, Current Planning Officer, introduced Scott Kinsey and Amy Harbin, who provided the staff report.

Vice Chair Christoffels lead the flag salute.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Planning Bureau Manager.

Commissioner Templin spoke.

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Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Scott Kinsey, Planner, spoke.

Commissioner Verduzco-Vega spoke.

Scott Kinsey, Planner, spoke.

Chair Lewis spoke.

Michael Genthe, applicant, provided presentation.

Alan Pullman, Studio One Eleven, spoke.

Ryan Caldera, Applicant, spoke.

Ryan Caldera, applicant, spoke.

Chair Lewis spoke.

Kathleen Irvine provided public comment.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Chair Lewis spoke.

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A motion was made by Commissioner Templin, seconded by Commissioner Perez, to approve recommendation. The motion carried by the following vote:

Yes: 7 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

5. 19-046PL

Recommendation to receive supporting documentation into the record, conclude the public hearing, and recommend that the City Council take the following actions: Adopt Mitigated Negative Declaration MND-05-18 (State Clearinghouse No. 2019059114); Adopt a Resolution amending page 10 of the Land Use District Map of the Land Use Element of the General Plan from LUD #2 (Mixed Style Homes District) and #8A (Traditional Retail Strip Commercial District) to LUD #8R (Mixed Retail-Residential Strip District) at the project site (GPA18-001); Adopt an Ordinance amending page 10 of the Use District Map (Zoning Map) from Community Commercial Pedestrian-Oriented (CCP) and R-2-N (Two-family Residential, standard lot) to CCN (HR-65/5) (Community R-4-N Commercial with High-Rise Overlay allowing a maximum height of 65 feet and 5 stories) (ZCHG18-003); and approve Site Plan Review (SPR18-028) and Vesting Tentative Tract Map No. 82260 (VTTM18-012) for a five-story, 198,259-sq. ft. mixed-use building that includes: 88 affordable apartment units (levels 2 through 5), 23,800 sq. ft. of ground floor medical and professional office space, 2,264 sq. ft. of indoor residential amenity space and a 1,200 sq. ft. leasing office, a three-level, 156-stall parking garage, with a subdivision map to create a ground lot and four airspace lots, all on a 1.54-acre site, located at 1500 E. Anaheim Street/1209 Walnut Avenue. (District 6).

Alexis Oropeza, Current Planning Officer, introduced Scott Kinsey, who provided the staff report.

Chair Lewis spoke.

Jeff Williams, applicant, provided presentation.

Jina Lawler, applicant, spoke.

Ernie Vasquez, architect, spoke.

Chair Lewis spoke.

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MINUTES

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333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM

Jenny Greg provided public comment.

Chair Lewis spoke.

Terrick Tan provided public comment.

James Chacon provided public comment.

Yolanda Carbajal provided public comment.

Sergio Correa provided public comment.

Serina Lem provided public comment.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Vice Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Vice Chair Christoffels spoke.

Jeff Williams, applicant, spoke.

A dialogue ensued between Vice Chair Christoffels and Jeff Williams, applicant.

Chair Lewis spoke.

Jeff Williams, applicant, spoke.

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CITY OF LONG BEACH
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MINUTES

THURSDAY, JULY 18, 2019
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Cruz spoke.

Jina Lawler, applicant, spoke.

Commissioner Cruz spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Commissioner Christoffels spoke.

Chair Lewis spoke.

A motion was made by Commissioner Verduzco-Vega, seconded by Commissioner Templin, to approve recommendation. The motion carried by the following vote:

Yes: 7 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

PUBLIC PARTICIPATION: Members of the public are invited to address the Planning Commission on items of interest to the public within the Commission's jurisdiction. Each speaker will be limited to three minutes unless that time is extended by the Chair.

COMMENTS FROM THE PLANNING COMMISSION

Commissioner Templin spoke.

ADJOURNMENT

At 7:14 p.m., Chair Lewis adjourned the meeting.

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PLANNING COMMISSION
MINUTES**

**THURSDAY, JULY 18, 2019
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM**

NEXT MEETING: August 1, 2019 - 5:00 p.m. - SPECIAL MEETING LOCATION - PACIFIC GATEWAY, 4811 AIRPORT PLAZA DRIVE, ROSI PEDERSON ROOM, LONG BEACH, CA 90815

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CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES

THURSDAY, JULY 18, 2019
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM

NOTE:

If written language translation of the Commission agenda and minutes for non-English speaking persons is desired, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 72 business hours prior to the Commission meeting.

Kung nais ang pagsasalin ng nakasulat na wika ng agenda ng Komisyon at ang minutes para sa mga taong hindi nagsasalita ng Ingles, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 72 oras ng negosyo bago ang pagpupulong ng Commission.

Si desea obtener la traducción escrita en otro idioma de la agenda y actas de la comisión para personas que no hablan inglés, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 72 horas hábiles antes de la reunión de la comisión.

**បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាជ្យ និងកំណត់ហេតុឲ្យ
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CONDITIONS OF APPROVAL
600 W. Broadway
Application No. 1806-03 (SPR18-050, VTTM18-010)
July 18, 2019

Special Conditions:

1. The following approvals are granted for this project:
 - a. Approval of an EIR Addendum (EIRA-03-18) to the Downtown Plan Program EIR (SCH #2009071006).
 - b. Site Plan Review approval for the project as depicted on plans submitted to the Department of Development Services, consisting of 756 residential units in two phases of construction, consisting of:
 - 1) Four mid-rise buildings (Buildings A–D) between 5 and 7 stories, with one subterranean parking level containing 153 parking stalls, one high-rise tower (Tower 1) of 21 stories with one subterranean parking level containing 14 stalls, a parking structure of 9 above-ground levels and one subterranean level containing 1,046 parking stalls, and a surface parking lot of 81 parking stalls.
 - 2) One 40-story high-rise tower (Tower 2), with a 344-stall parking structure at its base, replacing the surface parking lot.
 - c. A Vesting Tentative Tract Map to create 6 ground lots and 2 vertical airspace lots for future condominium purposes.
 - d. A Height Incentive, for Tower 2 only, as provided in the Downtown Plan (PD-30) through provision of "LEED Silver" certification or equivalent, to allow a total building height for Tower 2 of approximately 426 feet above grade instead of the non-incentive base height limit of 240 feet. The requirement for LEED Silver certification shall apply only to the Tower 2 building.

Plans and Construction

2. The applicant shall provide for "bird-safe" glazing on all buildings as follows:
 - a. Fritting, permanent stencils, frosted, nonreflective or angled glass, exterior screens, decorative latticework or grills, physical grids placed on the exterior of glazing, or UV patterns visible to birds shall be used to reduce the amount of untreated glass or glazing to less than thirty-five percent (35%) of the building facade.
 - b. Where applicable, vertical elements within the treatment pattern should be at least one-quarter inch (1/4") wide at a maximum spacing of four inches (4") and horizontal elements should be at least one-eighth inch (1/8") wide at a maximum spacing of two inches (2").
 - c. No glazing shall have a "Reflectivity Out" coefficient exceeding thirty percent (30%). That is, the fraction of radiant energy that is reflected from glass or glazed surfaces shall not exceed thirty percent (30%).
 - d. The building owners and operators shall participate in "Lights Out for Birds" programs or similar initiatives by turning off lighting at night, particularly during bird migration periods.

3. The applicant shall provide and maintain all 659 required off-site parking stalls (allocated to the World Trade Center complex and Hilton Hotel) during construction, with no interruption of parking service or access to the user(s) having rights to those 659 parking stalls. These 659 parking stalls may be provided on or off the project site. If located on the project site, this may include the use of tandem parking and valet parking, and other configurations as permitted by Chapter 21.41 of the Zoning Regulations. If off-site replacement parking is located beyond a 700-foot radius from the center point of the World Trade Center plaza, as measured to the center point of the off-site parking field(s), then applicant shall provide a free shuttle between the hours of 7:00 am and 7:00 pm between the off-site parking location(s) and the subject users' property.
4. All required on-site parking for the project buildings shall be provided and maintained upon issuance of Certificate(s) of Occupancy for the project buildings. Interim surface parking may be provided at the location of Tower 2 (Phase 2) to meet this requirement. Site planning for the interim parking shall comply with the applicable standards of PD-30 and the Zoning Regulations.
5. The applicant shall design and provide for "solar-ready" building rooftops and "solar-ready" infrastructure on flat-roof buildings and the top (exposed to sky) level of the parking garage, for possible future installation of solar panels.
6. Prior to issuance of a Certificate of Occupancy, the applicant shall obtain "LEED Certified"-level or equivalent green building certification for the project building, as required by Section 21.45.400 of the Zoning Regulations.
7. Prior to issuance of a Certificate of Occupancy, any unused curb cuts adjacent to the project site shall be closed and reconstructed to full-height curb and gutter under a permit from the Department of Public Works, to the satisfaction of the Director of Development Services.
8. Prior to the issuance of a grading or construction permit, the developer shall complete the pending real estate transaction for the subject property with the Port of Long Beach, unless specifically and explicitly authorized by the Port of Long Beach to begin grading or construction prior to conclusion of the real estate transaction.
9. Prior to issuance of a grading or demolition permit (whichever occurs first), the developer shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any) and approval shall be binding upon all hauling activities and construction truck trips by the developer.

10. The developer shall abide by the haul route/trucking route approved by the Director of Development Services and City Engineer. Failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction permits, inspections, or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the developer's hauling practices to be remedied.
11. The project shall be developed in substantial conformance with the plans presented to the Planning Commission on July 18, 2019. Each project component shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design, including, but not limited to, the following items:
 - a. Glazing selections and quality,
 - b. Storefront window system on Tower 1, unless replaced by a curtain wall system of higher design quality to the satisfaction of the Director of Development Services,
 - c. Curtain wall system on Tower 2,
 - d. Architectural design and features of Towers 1 and 2,
 - e. Ground-floor storefront window systems, and
 - f. All materials and finish selections specifically identified on plans and the materials sample board provided with the project file application, or equal or better to the satisfaction of the Director of Development Services.
12. All murals proposed on the project site shall be submitted for review and approval by the Director of Development Services prior to installation.
13. The applicant shall submit an application for a Sign Program for all project site buildings (this may be divided between Phase 1 and Phase 2) prior to issuance of Certificate(s) of Occupancy for the project buildings. No permanent on-site signs requiring a sign permit shall be installed prior to approval of a Sign Program.
14. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the developer shall be required to submit an application for a Modification of Approved Permit (Planning Commission approval).
15. The developer shall provide a sample of all final exterior finish and architectural materials and colors selected for construction for review by the Director of Development Services, prior to issuance of a building permit for new construction. If these materials are found to be below the standards approved in concept, the developer remedy the deficiency by revising plans to include exterior finish and architectural materials and colors to the satisfaction of the Director of Development Services.

16. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
17. All forms of barbed wire and razor wire shall be prohibited on the site.
18. The applicant shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated August 14, 2018, attached to these conditions of approval and by this reference made a part hereof.
19. Any street lights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
20. The developer shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.

Use and Operation

21. Each individual residential dwelling unit shall be assigned at least one permanent parking stall. Priority shall be given to two- and three-bedroom units for assignment of additional parking stalls.
22. No refuse collection shall take place on Broadway. All trash receptacles shall be moved internally within the project site to the collection point(s) and shall not be moved upon the public right-of-way to the collection point(s). Trash receptacles shall be collected and serviced with sufficient frequency to avoid unsightly and undesirable buildup of refuse at each trash receptacle.
23. All exterior on-site newsstands and racks (including free publications, classifieds, etc.), vending machines, donation bins, and publicly-accessible telephones shall be prohibited, and any existing ones shall be removed.
24. If, in the judgment of the Director of Development Services, criminal or nuisance behaviors become a problem at the project site to the detriment of neighboring businesses, residents, or land uses, the Director of Development Services or Chief of Police may require the property owner to provide for on-site security services as necessary to remedy the problem.

Public Works Conditions

25. The developer shall provide for the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. Prior to the start of any on-site/off-site demolition, excavation, or construction, the Developer shall submit a construction plan for pedestrian protection, grading, construction area perimeter fencing with custom-printed screen(s), street lane closures, construction staging, traffic control, utilities, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.). All applicable plans and drawings shall be submitted to the Department of Public Works for review and approval. This is in addition to any plan check required by the Department of Development Services. Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit.
- b. The Developer shall submit a Traffic Control Plan prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, for review and approval by the Department of Public Works.
- c. If Developer proposes to improve West Broadway with decorative pavers an Installation and Maintenance Agreement is required. The Developer shall apply for an Installation and Maintenance Agreement from the City's Public Works Department for the maintenance of the pavers within West Broadway prior to a building permit. All street improvements shall be constructed per Public Works Standards, per plans reviewed and approved by Public Works, and to the satisfaction of the Director of Public Works.
- d. The Developer proposes to construct street improvements within West Broadway adjacent to the project site. A City of Long Beach street improvement project along West Broadway, is planned to include similar street improvements (sidewalk/parkway improvements, roadway striping and realignment, etc.). The Developer shall work with the City's Public Works Department to coordinate private development design with the City project design plan, or provide a fair share in-lieu fee to the City for implementation.

PUBLIC RIGHT-OF-WAY

- e. The Developer shall dedicate and improve 4 feet for sidewalk purposes along West Broadway adjacent to the development site, resulting in a 14-foot wide public sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- f. The Developer's site plan proposes construction within the vicinity of existing underground/ above ground utility lines, monitoring wells, franchise pipelines and gas lines adjacent to the project site. The Developer is responsible for all design, applicable utility approval, permitting, relocation work, and commissioning as required by the interested agency and shall work with each utility directly.
- g. The Developer shall construct all off-site improvements needed to provide full Americans with Disabilities Act (ADA) accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. At this stage in the entitlement process the plans are conceptual in nature, and plan check is

required for in-depth review of ADA compliancy. As determined during the plan check process, the Developer shall dedicate and improve additional right-of-way necessary to satisfy unfulfilled ADA requirements.

Note: The Developer shall dedicate additional right-of-way as needed along West Broadway to reconstruct the existing sidewalk and curb ramps; ADA compliant curb ramps shall be constructed per Public Works Engineering Standard Plan No. 122.

OFF-SITE IMPROVEMENTS

- h. Subject to approval of the proposed residential street, the Developer shall be responsible to construct additional sidewalk pavement, curb, gutter, and curb ramps per the most current City standards. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval of the proposed street improvements.
- i. The Developer shall reconstruct the sidewalk pavement, curb and gutter along West Broadway adjacent to the project site and improve the sidewalk dedicated area, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The Developer shall be responsible for relocating all existing facilities, both public and private, to accommodate the sidewalk improvements to the satisfaction of the interested agency, City Department, and the Director of Public Works.
- j. The Developer shall demolish the existing sidewalk and curb ramps located along West Broadway adjacent to the project site, and construct new ADA compliant curb ramps to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- k. The Developer shall improve the parkway along the frontage blocks of the project site, and provide for new street trees with root barriers, grass or drought-tolerant accent shrubbery and permeable ground cover, and irrigation system, per Section 21.42.050 of the Long Beach Municipal Code. Street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. The Developer and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting or removal, landscaping, and any irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50% of the total area dedicated for public right of way.
- l. The Developer shall install new street lights as needed along West Broadway to meet City standards. Lighting calculations shall be submitted for review and approval as applicable. The Developer shall construct or provide for Light-Emitting Diode (LED) cobra-head luminaires to the satisfaction of the Director of Public Works.
- m. Prior to ANY demolition, excavation, or construction the Developer shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or equivalent, fence screening, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to

submitting the graphic design for printing, the Developer shall consult with the Department of Public Works to review and approve.

- n. The Developer 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. All off-site improvements, adjacent to the development site and/or along the truck delivery route, 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 provide for the resetting to grade of manholes, pull boxes, meters, and other existing facilities in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- p. The Developer shall provide for the relocation of the underground street light conduit located within the project site, near the intersection of Maine Avenue and West Broadway, to the satisfaction of the Director of Public Works. The Developer shall contact City Light & Power to schedule the relocation work prior to submitting on-site grading plans. Approved plans for relocation shall be submitted to Public Works along with the on-site grading plans.
- q. The Developer shall provide for the relocation of the existing traffic control cabinets located near the northeast corner of the project site, to accommodate the proposed sidewalk widening. The Developer shall contact the City's Transportation Mobility Bureau to schedule the relocation work prior to submitting on-site grading plans. Utility plans for relocation shall be submitted to Public Works along with the on-site grading plans, to review and approve.
- r. The Developer shall remove the existing Reinforced Concrete Pipe sections within the private property and cap the severed ends, per City standards and to the satisfaction of the Director of Public Works. The Developer shall provide for on-site drainage conveyance to the public storm drain system by means of newly constructed undersidewalk parkway drains and/or undersidewalk curb drains.
- s. To the satisfaction of the Director of Public Works, the Developer shall submit for approval a shoring plan, for any temporary or permanent tiebacks/soil nails that are required to extend beneath the public rights-of-way adjacent to the project site. Tiebacks/soil nails shall be installed, maintained and removed per the standards and requirement of Long Beach Municipal Code Chapter 14.08.
- t. The Developer shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to issuance of a building permit.
- u. All work within the public right-of-way must 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 work. The Contractor shall have on file with the City Engineer a Certificate of General Liability insurance, and endorsement evidencing minimum City of Long Beach limits of required general liability insurance.
- v. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. The City's Public Works Engineering Standard Plans are available

online at www.longbeach.gov/pw/resources/engineering/standard-plans. Prior to issuance of a building permit, detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to Public Works for review and approval.

- w. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.
- x. 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) 576-6600, or visit their website for complete instructions at www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml. Left-click on the Construction General Permit Order 2009-0009-DWQ link.

TRAFFIC AND TRANSPORTATION

- y. A traffic impact analysis must be prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's stamp required), and submitted for review to the City Traffic Engineer prior to issuance of a building permit. The Developer shall include the proposed residential street and West Broadway street improvements within the scope of the analysis, and provide a scoping letter for the City to review prior to proceeding with the traffic impact analysis. In addition, any physical street improvements must include a scaled drawing stamped by a registered Civil Engineer in the State of California. Any conditions generated by the analysis shall be made a part of these conditions.
- z. The Developer shall be responsible to improve traffic signal related equipment at the intersections of Maine and Broadway as well as World Trade Center and Broadway to current California Manual on Uniform Traffic Control Devices (CA MUTCD) and/or City of Long Beach standards. The traffic signal related equipment shall be within signalized intersections that are deemed to be significantly impacted by the Developer's project, based on the results of the traffic impact analysis. If not existing, the Traffic Signal related equipment shall include, but may not be limited to the following:
 - i. All Traffic Signal indications shall be updated to 12-inch LED units.
 - ii. Vehicular detection shall be installed on all approaches to the signalized intersection. This may include presence, mid or advance detection per City direction. Options will include standard Type E loops or video detection.
 - iii. All pedestrian indications shall be upgraded to LED Countdown Modules within all pedestrian crossings.
 - iv. All pedestrian push buttons shall be upgraded to the most current City standard.

- v. All signalized intersections will require the installation of Emergency Vehicle Pre-Emption (EVPE) equipment. The equipment and installation must be completed per the most current City standard.
 - vi. Because of the fact that so many City of Long Beach traffic signals operate and share coordinated signal timing plans, the developer shall install a GPS Module at all traffic signals that are directly impacted by their project. The GPS Modules create accurate time-based communications between nearby traffic signals.
 - vii. The Developer may be asked to update the traffic signal controller located in the traffic signal cabinet. The existing traffic signal controller may not have the capability to handle the complexities of new traffic patterns that are directly related to the Developer's project. In such cases, the Developer will be asked to install a new traffic signal controller based on the most current City standard, McCain 2070 Controllers.
- aa. New continental style crosswalks in the vicinity of the project shall be added by the Developer to the satisfaction of the City Traffic Engineer. The Developer shall be responsible to upgrade all existing crosswalks, and install all new continental crosswalks, to the newest City standards.
 - bb. The Developer shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage blocks along West Broadway limited to west of the recently completed City project or contribute a fair share fee to the City for future implementation, to the satisfaction of the City Traffic Engineer.
 - cc. There is a high-volume Long Beach Transit bus stop on West Broadway adjacent to the development site. The Developer shall incorporate enhancements to improve the bus stop into this project. Amenities such as a roof overhang for additional shelter and architectural seating for bus patrons should be integrated into the project. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.
 - dd. The Developer shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stop on West Broadway. Contact the Manager of Service Development Planning, Shirley Hsiao, at (562) 591-8753.
 - ee. 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 in width require a variance; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.

Note: If driveway improvements are coordinated with the Shoemaker Bridge Replacement Project, the Developer shall provide a queuing analysis for the southbound left turn on Golden Avenue into the proposed driveway. Southbound left turns may be prohibited.
 - ff. Subject to approval of the proposed street improvements along Golden Avenue and West Broadway, the Developer shall provide for new, traffic striping, curb extensions and curb marking modifications adjacent to the project site as applicable. All traffic improvements shall be installed to the satisfaction of the City Traffic Engineer.

Note: The proposed vehicular access on Golden Avenue shall provide a roadway to accommodate two-way traffic; the current design is in conflict with an existing building near the southwest corner of the project site. In addition, a 150-foot minimum of sight distance for the proposed access on West Broadway shall be provided. If the minimum sight distance cannot be achieved, the Developer will be required to replace existing street trees with low-profile landscaping and/or provide traffic striping modifications to improve visibility.

- gg. 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.
- hh. 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.
- ii. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- jj. The Developer shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify and/or repaint the existing curb marking zones adjacent to the project site.
- kk. All traffic control device installations, including pavement markings within the private parking garage, shall be installed in accordance with the provisions of the current edition of the CA MUTCD (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- ll. The Developer shall be responsible for the installation of a Bike Share Station(s) adjacent to the project site, to the satisfaction of the City Traffic Engineer. The Developer shall contact the Transportation Mobility Bureau, at (562) 570-6384, to request additional information regarding Bike Share requirements.
- mm. The Developer shall be responsible to provide new bicycle parking and related facilities adjacent to the development site, to the satisfaction of the City Traffic Engineer.
- nn. The Developer shall submit a signing and striping plan that will be reviewed by the City and signed by a registered Professional Engineer once the plan is approved. The plan shall include, but may not be limited to, the design of West Broadway with buffered bike lanes and on-street parking. A signing and striping plan for Golden Avenue shall also be submitted, and proof is required to show that sufficient line of sight is provided for the proposed driveway/ access point(s) along Golden Avenue. These plans shall be coordinated with the Shoemaker Bridge Replacement Project. If the Shoemaker Bridge Replacement Project has not been constructed prior to this development, then an in-lieu fee shall be paid for the required signing and striping improvements.
- oo. The Developer shall submit a traffic signal modification plan that will be reviewed by the City and signed by a registered Professional Engineer once the plan is approved. The plan shall include, but may not be limited to, the modification of West Broadway with modified bicycle facilities. These plans shall be coordinated with the Shoemaker Bridge Replacement Project. If the Shoemaker Bridge Replacement Project has not been constructed prior to this development, then an in-lieu fee shall be paid for the traffic signal modifications.

Downtown Plan PEIR and EIR Addendum Mitigation Measures

26. The applicant shall provide for compliance all mitigation measures of the Downtown Plan Program EIR (PEIR) that apply to this project. These mitigation measures are attached to these conditions of approval and by this reference made a part hereof.

Standard Conditions – Plans, Permits, and Construction:

27. 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 Director of Development Services.
28. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
29. The plans submitted for plan review shall explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
30. 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. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
31. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
32. All rooftop mechanical equipment shall be fully screened from public view. Said screening shall 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 screening plan shall be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
33. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.

34. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
35. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
36. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
37. The applicant shall file a separate landscaping plan check submittal to the Department of Development Services for review and approval prior to issuance of a building permit.
38. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for 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. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau shall be secured.
41. Site development, including landscaping, shall conform to the approved plans on file with 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.
42. For projects consisting of new buildings, parking lots, or landscaped area, the applicant shall submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to the issuance of a building permit. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Director of Development Services.
43. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving

automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.

44. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
45. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
46. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
47. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
48. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
49. Demolition, site preparation, and construction activities are limited to the following (except for the pouring 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

Standard Conditions – General:

50. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the two-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.

51. 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 shall 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).
52. 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.
53. 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).
54. 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 shall be recorded with all title conveyance documents at time of closing escrow.
55. 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.
56. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
57. 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.
58. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator shall clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.

59. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
60. Any graffiti found on site shall be removed within 24 hours of its appearance.
61. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
62. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
63. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

July 18, 2019

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve an EIR Addendum (EIRA-03-18); Site Plan Review (SPR 18-050) for a project consisting of 756 residential units in two residential towers (21 and 40 stories in height), four mid-rise residential buildings (5 to 7 stories in height with one subterranean parking level, 3,000sf of retail space, 1,510 parking spaces (including 659 spaces to replace the existing parking for adjacent hotel and office uses), 153 bicycle parking spaces and 152 residential storage units; and a Vesting Tentative Tract Map (VTTM18-010) to subdivide one lot into six ground lots and two vertical airspace lots for future condominium purposes, on a 5.61-acre (224,531 sq. ft.) located at 600 W. Broadway in the Downtown Plan (PD-30) Height Incentive Area. (District 2)

APPLICANTS: Maple Multi-Family Land CA, L.P.
c/o Ryan Caldera of Studio One Eleven
245 E. 3rd Street
Long Beach, CA 90802

Michael Genthe
Trammel Crow Residential
527 West 7th Street, Suite #308
Los Angeles, CA 90014

(Application No. 1806-03)

DISCUSSION

The project site encompasses 5.61-acres (224,531sf) within the Downtown Plan (PD-30) Zoning District. The site is bounded by Broadway to the north, One World Trade Center and the Hilton Long Beach Hotel to the south, and Golden Avenue and I-710 north on-ramp to the west, and a vehicular driveway to the subterranean parking for One World Trade Center on the eastern boundary of the property (Exhibit A –Vicinity Map). The project site encompasses most of the block between Golden Avenue and Magnolia Avenue and is currently developed as a paid surface parking lot with 659 parking spaces utilized by One World Trade Center and Long Beach Hilton Hotel. Adjacent uses are typical of the downtown setting and are described in Table 1 below.

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Table 1
Uses Adjacent to the Subject Site

LOCATION	ZONING DESIGNATION	LAND USE
North	PD-30	Cesar Chavez Elementary School and Governor George Deukmejian Courthouse
East	PD-30	Surface parking lot (pay lot) and 4-story parking garage
South	PD-30	One World Trade Center Complex and Long Beach Hilton Hotel
West	PD-30	Santa Cruz Park Northbound I-710 on-ramp and Golden Avenue

The site is served by a variety of transportation options. It has direct access from the I-710 freeway off-ramp onto Broadway, with on-ramps located one block away in either direction on Ocean Boulevard and 3rd Street. A local bus stop is located directly in front of the project site on Broadway and the Long Beach Transit Gallery, which provides access to the full range of local bus routes operated by LB Transit, as well as regional bus routes operated by Metro, located five short blocks to the east. The Blue Line (soon to be renamed A Line) also is located in the Transit Gallery, providing regional rail service to downtown Los Angeles and beyond. Additionally, protected Class IIV separated bike lanes are located on Broadway and 3rd St., connecting to the City's 65-mile bike route system.

The property is owned by the Port of Long Beach; they are currently in escrow to sell the property to the project applicant, Maple Multi-Family Land CA LP.

The proposed project would create a new mixed-use residential neighborhood at the western edge of the Downtown Plan (PD-30) area. The proposed project would replace an existing 659-parking-space surface parking lot with a 40-story high-rise tower at the northwest corner of the site (Tower 2) and a 21-story tower (Tower 1) at the northeast corner of the site in addition to four mid-rise residential buildings throughout the site. A 9-story parking structure is proposed behind Tower 1 along the eastern boundary of the property. Tower 1 would include 135 residential units and approximately 5,425 square feet of non-residential uses including lobby/mail room, flex space, game room and bicycle station. The four mid-rise residential buildings (5 to 7 stories in height) between the towers include a total of 417 dwelling units and numerous resident amenities including a pool and spa, wellness center, community co-working space, and community game room. An extension of Maine Avenue as a private, 2-way street bisects the site and includes wide sidewalks, raised planters, and several outdoor seating areas along both sides. The extension of Maine Avenue leads into the 9-story parking structure and provides parking for the residents, guests and the 659 replacement stalls associated with the World Trade Center office complex. Overall, the project will include 1,510 parking spaces through the construction of above grade and subterranean parking lots. The project's architecture is well-planned and has consistent themes and treatments. High-quality and thoughtful materials choices are used throughout the buildings.

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Table 2
Summary of Proposed Development

LOCATION	NUMBER OF UNITS	AREA (SF)	HEIGHT	NOTES
RESIDENTIAL				
Tower 1	135	208,641	21 stories	
Tower 2	204	381,987	40-stories	Adjacent to Golden Avenue
Building A	146	146,954	7-stories	Adjacent to Broadway
Building B	68	85,205	6-stories	
Building C	151	208,059	7-stories	Adjacent to Broadway
Building D	52	52,381	5-stories	
COMMERCIAL				
Market		3,000		Located on the ground floor in Building A
Leasing space		2,850		
PARKING				
Tower 1		11,348	1-level of subterranean	
Tower 2		212,380	3-levels of subterranean and 4-levels above grade	
Building A		22,607	2-levels above grade	
Structure		398,133	9-stories and 1-level of subterranean	
OPEN SPACE				
Common Outdoor		52,115		Includes ground level courtyards and outdoor decks
Common Indoor		24,565		Includes game and pool rooms, wellness center and lobby
Private		21,456		Balconies, decks for exclusive use by adjacent residents
Commercial		12,491		

sf = Square Feet

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As described above, the project's residential component would consist of 1,035,741 sf of residential uses, 694,804sf of parking, and 110,627 sf of open space (76,680 sf of residential common open space, 21,456sf of residential private open space, and 12,491sf of public commercial open space). The proposed project's total gross building area would be approximately 1,431,145sf, including parking and exterior areas. With the subtraction of 302,400sf of exempt garage square footage, the floor area ratio (FAR) would be 5.87. The applicant has indicated the project is entirely a market rate rental project at this time.

A total of 659 of the surface parking spaces that are currently used by One World Trade Center complex and the Long Beach Hilton Hotel will temporarily be displaced during construction. However, as part of the overall project, the applicant is required through the conditions of approval to replace all existing off-site parking spaces within the proposed 9-story parking structure. Temporarily, while the project is under construction, the applicant is proposing to utilize parking spaces at The Pike parking structure and operate a shuttle between the two.

The project includes a series of nature-themed interior courtyards, paseos and patios between the project buildings including an east - west pedestrian paseo via a Boardwalk. Other areas throughout the site include the Stream, which reflects the nature theme along Maine Street prior to turning into the parking structure; this area is characterized by outdoor work spaces and seating, street trees and above ground planters. The Nest, the Point and Overlook are areas characteristic of views, pools, fire pits, spas, lounges and art walls (Exhibit B – Plans & Renderings, page 14).

Tower 1 includes one level of subterranean parking. The ground floor would consist of the lobby, mail room, a 1,300-sf game room, bike station, and bike mechanic area. Levels 2 through 21 includes one and two-bedroom units and residential amenities, such as a swimming pool. In total, Tower 1 would develop a total of 135 units and would be 21 stories in height.

Tower 2 includes three levels of subterranean parking. The ground floor includes additional parking, bike station, the lobby, service area, and three live-work studios. Levels 2 through 4 consist of more parking stalls, and levels 5 through 40 would consist of two-bedroom units and residential amenities such as private decks. In total, Tower 2 would develop 204 units and would be 40 stories in height as part of the second phase of the project to begin after the remainder of the site is built-out as part of Phase 1.

Building A's ground floor consists of a 3,000-sf market, bike station, leasing offices and suites, lobby and mail room, and parking. Level 2 consists of parking and residential units. Levels 3 through 7 would consist of studio, one-bedroom, and two-bedroom units and common resident amenity spaces such as a courtyard and sky deck and sky lounge. In total, Building A provides 146 units and would be 7 stories in height.

Building B's ground floor consists of a 3,015-sf wellness center, pool room, bike station, pet wash room, the lobby and amenity co-working space. The ground floor would also include studio, one-bedroom, and two-bedroom units. Levels 2 through 6 would consist of studio, one-bedroom, two-bedroom, and three-bedroom units with private decks and

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mezzanine on the roof. In total, Building B would develop 68 units and would be 6 stories in height.

Building C includes one level of subterranean parking. The ground floor consists of a lobby and multiple studio, one-bedroom, and two-bedroom units. Levels 2 through 7 would consist of studio, one-bedroom, two-bedroom, and three-bedroom units with private decks and mezzanine on the roof. In total, Building C would develop 151 units and would be 7 stories in height.

Building D would include one level of subterranean parking. The ground floor consists of a 1,500-sf community game room and multiple studio, one-bedroom, and two-bedroom units. Levels 2 through 5 would consist of studio, one-bedroom, and two-bedroom units and residential amenities such as a mezzanine on the second level and outside decks on the fourth and fifth levels as well as the roof. In total, Building D would develop 52 units and would be 5 stories in height.

Vehicular access to the project site will be provided from Golden Avenue and Broadway, in addition to the Maine Avenue extension that leads to the 9-story parking structure. Residential parking is provided for Tower 2, and from the Golden Avenue and West Broadway approaches into three subterranean levels, each with approximately 50 stalls. Also accessible from these drive approaches is the one level of subterranean parking below buildings C and D. This level has approximately 93 parking spaces. Commercial visitors and residential guests are provided access through the extension of Maine Avenue to the 9-story parking structure.

A total of 1,510 parking spaces are required and provided for this project per PD-30. A breakdown of the spaces is shown in below:

Table 3
Parking

USE ON-SITE	PARKING RATE	REQUIRED PARKING	NOTES
Residential	1 space per each dwelling unit	756 stalls	
Residential Guest Parking	1 space per each 4 dwelling units	189 stalls	Half (95) of the required guest parking may be shared with the commercial spaces
3,000 sf market	Projects containing less than 6,000 sf are exempt from required parking	0	
Replacement Parking for One World Trade Center	659 stalls	659 stalls (includes 95 shared guest stalls)	Considered commercial spaces
TOTAL REQUIRED/ PROVIDED SPACES		1,510 spaces	

Attachment D

CHAIR AND PLANNING COMMISSIONERS

July 18, 2019

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A majority of the parking will be provided within the proposed 9-story parking structure (1-subterranean level) behind Tower 1 along the east side of the site. However, there are three (3) subterranean parking levels below Tower 2, and one (1) level below Buildings B, C, and D. PD-30 requires a total of 153 bicycle parking spaces for the project, which are provided.

The site is located in PD-30, within the Height Incentive Area; a subarea that allows high-rise development. The Height Incentive Area is characterized by mid and high-rise residential development; high intensity employment; and various retail, cultural, and entertainment destinations. The project, designed to conform with all applicable development standards of PD-30, is consistent with the level and intensity of development intended for the site by the PD-30 zoning document. The base height limit in the Height Incentive Area is 240 feet, but this may be increased up to 500 feet through the provision of certain incentives. One of the incentives, "LEED Certified" level or equivalent green building certification, is provided by this project, allowing an increase in building height. Correspondingly, the total height of Tower 2 is proposed to be 426 feet (426'-0") above grade. Tower 1 will be built at 239 feet 4 inches (239'-4") above grade.

PD-30 calls for a minimum unit size of 600 square feet, and all units in the project comply with this standard. The Downtown Plan also requires a total of 20 percent site area as common outdoor open space; the proposed project provides approximately 21 percent. For common indoor open space for the residential units, a total of at least 500 square feet is required, and approximately 17,777 sf is provided (about 10 percent). Also, the Downtown Plan requires at least 50 percent of residential units to be provided with private outdoor open space of at least 36 square feet. And with regards to Floor Area Ratio (FAR), the Downtown Plan specifies a maximum of 8.0 without incentives, and 11.0 if incentives are provided; the project's total FAR is 5.87. The site is located within General Plan Land Use District No. 7 – Mixed Uses (LUD No. 7). LUD No. 7 intends for combinations of land uses—including high-density residential—that vitalize sites and give them more importance in the urban structure of the City, and the project is consistent with the intent of LUD No. 7.

The applicant has also submitted a Vesting Tentative Tract Map (Exhibit C – VTTM No. 82671), which proposes to subdivide the subject site as shown in the table below:

Table 4
Lot Breakdown for Vesting Tentative Map

LOT NUMBER	TYPE OF LOT	USE OF LOT
1	Ground Lot	
2	Vertical Airspace Lot	204 Residential Condominiums
3	Ground Lot	203 Residential Condominiums
4	Ground Lot	68 Residential Condominiums
5	Ground Lot	146 Residential Condominiums 2 Commercial Condominiums
6	Ground Lot	
7	Ground Lot	
8	Vertical Airspace Lot	135 Residential Condominiums

Attachment D

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At this time, the applicant is requesting approval of the six ground lots only, with lots numbered 2 and 8 to be reserved for the future subdivision of airspace for each individual residential condominium unit.

The project, with its high-density residential and mixed-use nature, building heights, and orientation towards West Broadway, is representative of the type of developments anticipated within PD-30. The site is an ideal location for this transit-oriented development, as it is well served by transit and lends itself to multi-modal transportation options. Improving the site with a high-quality, context sensitive, mixed-use residential project will activate the site, contribute new residential units to the downtown housing stock while creating one of the most significant developments in Downtown Long Beach. The overall project package segments the large city block to create human-scaled buildings and spaces and creates cohesion across the proposed buildings and along the pedestrian-oriented street frontages. The project will develop a remaining key site along the western boundary of downtown and will create an iconic development. Staff recommends that the Planning Commission approve the requested Site Plan Review for this project, and the EIR Addendum to the Downtown Plan EIR (Exhibit D – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

A total of 214 notices of public hearing were distributed on July 1, 2019, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. As of the preparation of this report, one letter in favor of the project was received from the World Trade Center property ownership (Exhibit E – Public Comment Received).

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, this project was analyzed as part of the previously-certified Downtown Plan Program Environmental Impact Report (PEIR). An EIR Addendum (EIRA-05-18) was prepared for this project. The EIR Addendum analyzed the proposed project in accordance with the Downtown Plan PEIR and determined that the project will not result in any new significant impacts that exceed those analyzed in the Downtown Plan PEIR, with mitigation measures included (Exhibit F – EIR Addendum EIRA-05-18). Additionally, the development is subject to the Downtown Plan PEIR Mitigation Monitoring and Reporting Program (MMRP). The MMRP is designed to ensure compliance with adopted mitigation measures during project implementation (Exhibit G – Downtown Plan MMRP). For each mitigation measure recommended in the PEIR that applies to the applicant's proposal, specifications are made that identify the action required and the monitoring that must occur. In addition, the party for verifying compliance with individual mitigation measures is identified.

Respectfully submitted,

Attachment D

CHAIR AND PLANNING COMMISSIONERS

July 18, 2019

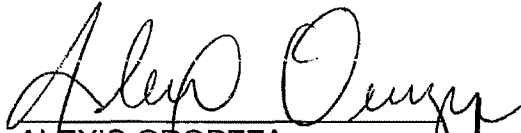
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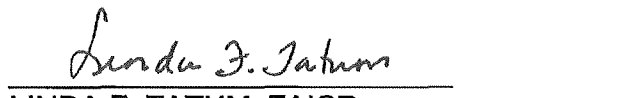
Respectfully submitted,


SCOTT KINSEY, AICP
PROJECT PLANNER


AMY L. HARBIN, AICP
PROJECT PLANNER


ALEXIS OROPEZA
CURRENT PLANNING OFFICER


CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER


LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LT:CK:AO:sk:ah

Attachments: Exhibit A – Vicinity Map
Exhibit B – Plans and Renderings
Exhibit C – VTTM No. 82671
Exhibit D – Findings and Conditions of Approval
Exhibit E – Public Comment Received
Exhibit F – EIR Addendum EIRA-05-18
Exhibit G – Downtown Plan MMRP

**CITY OF LONG BEACH
DOWNTOWN PLAN**

MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires adoption of a monitoring and reporting program for the mitigation measures necessary to mitigate or avoid significant effects on the environment. The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Final Environmental Impact Report (EIR) that applies to the applicant's proposal, specifications are made herein that identify the action required and the monitoring that must occur. In addition, the party for verifying compliance with individual mitigation measures is identified.

[NOTE: This MMRP was included as part of the adopted of the Final EIR; however was only later updated to reflect the changes made in the Errata. The latest update was October 2016.]

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AESTHETICS							
<p>Mitigation Measure AES-2(a) <u>Lighting Plans and Specifications</u>. Prior to the issuance of building permits for new large development projects, the applicant shall submit lighting plans and specifications for all exterior lighting fixtures and light standards to the Development Services Department for review and approval. The plans shall include a photometric design study demonstrating that all outdoor light fixtures to be installed are designed or located in a manner as to contain the direct rays from the lights onsite and to minimize spillover of light onto surrounding properties or roadways. All parking structure lighting shall be shielded and directed away from residential uses. Rooftop decks and other similar amenities are encouraged in the Plan. Lighting for such features shall be designed so that light is directed so as to provide adequate security and minimal spill-over or nuisance lighting.</p>	<p>Review and approval of final building plans for individual development projects.</p>	<p>Prior to issuance of building permits</p>	<p>Once per individual development project</p>	<p>PWD, LBDS</p>			
<p>Mitigation Measure AES-2(b) <u>Building Material Specifications</u>. Prior to the issuance of any building permits for development projects, applicants shall submit plans and specifications for all building materials to the Development Services Department for review and approval. The Plan provides measures to ensure that the highest quality materials are used for new development projects. This is an important consideration, since high-quality materials last longer. Quality development provides an impression of permanence and can encourage additional private investment in Downtown Long Beach.</p>	<p>Review and approval of final building plans for individual development projects</p>	<p>Prior to issuance of building permits</p>	<p>Once per individual development project</p>	<p>PWD, LBDS</p>			

Key: PWD – City of Long Beach Public Works Department
 LBDS – City of Long Beach Development Services Department
 OCM – Onsite Construction Manager

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Mitigation Measure AES-2(c) Light Fixture Shielding. Prior to the issuance of building permits for development projects within the Downtown Plan Project area, applicants shall demonstrate to the Development Services Department that all night lighting installed on private property within the project site shall be shielded, directed away from residential and other light-sensitive uses, and confined to the project site. Rooftop lighting, including rooftop decks, security lighting, or aviation warning lights, shall be in accordance with Airport/Federal Aviation Administration (FAA) requirements. Additionally, all lighting shall comply with all applicable Airport Land Use Plan (ALUP) Safety Policies and FAA regulations.	Review and approval of final building plans for individual development projects	Prior to issuance of building permits	Once per individual development project	PWD, LBDS			
Mitigation Measure AES-2(d) Window Tinting. Prior to the issuance of any building permits, the applicant shall submit plans and specifications showing that building windows are manufactured or tinted to minimize glare from interior lighting and to minimize heat gain in accordance with energy conservation measures.	Review and approval of final building plans for individual development projects	Prior to issuance of building permits	Once per individual development project	PWD, LBDS			
Mitigation Measure AES-3 Shadow Impacts. Prior to the issuance of building permits for any structure exceeding 75 feet in height or any structure that is adjacent to a light sensitive use and exceeds 45 feet in height, the applicant shall submit a shading study that includes calculations of the extent of shadowing arches for winter and equinox conditions. If feasible, projects shall be designed to avoid shading of light sensitive uses in excess of the significance thresholds outlined in this EIR. If avoidance of shadows exceeding significance thresholds is determined to be infeasible, the shadow impact will be disclosed as part of a project environmental impact report (EIR).	Review and approval of shading studies for individual development projects	Prior to issuance of building permits	Once per individual development project	OCM, LBDS			
AIR QUALITY							
Mitigation Measure AQ-1(a) To reduce short-term construction emissions, the City shall require that all construction projects that would require use of heavy-duty (50 horsepower [hp] or more), off-road vehicles to be used during construction shall require their contractors to implement the Enhanced Exhaust Control Practices (listed	Field verification of compliance for individual development projects	During construction	Periodically throughout construction of individual development projects	OCM			

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<p>below) or whatever mitigation ensures are recommended by SCAQMD at the time individual portions of the site undergo construction, including those specified in the mitigation recommendations in the SCAQMD CEQA Handbook or SCAQMD's Mitigation Measures and Control Efficiencies recommendations located at the following url: http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html.</p> <p><u>Enhanced Exhaust Control Practices</u></p> <ul style="list-style-type: none"> The project applicant shall provide a plan for approval by the City, demonstrating that the heavy-duty (50 hp or more) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet-average 20 percent NO_x reduction, 20 percent VOC reduction, and 45 percent particulate reduction compared to the 2011 ARB fleet average, as contained in the URBEMIS output sheets in Appendix C. Acceptable options for reducing emissions may include use of late-model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. SCAQMD, which is the resource agency for air quality in the Project area, can be used in an advisory role to demonstrate fleet-wide reductions. SCAQMD's mitigation measures for off-road engines can be used to identify an equipment fleet that achieves this reduction (SCAQMD 2007b). The project applicant shall submit to the City a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 hp, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the hp rating, engine production year, and projected hours of use for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an 							

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					Initial	Date	Comments
<p>inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of heavy-duty off-road equipment, the project representative shall provide the City with the anticipated construction timeline including start date and name and phone number of the project manager and onsite foreman. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed and the dates of each survey. SCAQMD staff and/or other officials may conduct periodic site inspections to determine compliance.</p> <ul style="list-style-type: none"> If, at the time of construction, SCAQMD, CARB, or the EPA has adopted a regulation or new guidance applicable to construction emissions, compliance with the regulation or new guidance may completely or partially replace this mitigation if it is equal to or more effective than the mitigation contained herein, and if the City so permits. Such a determination must be supported by a project-level analysis and be approved by the City. 							
<p>Mitigation Measure AQ-1(b) Prior to construction of each development phase of onsite land uses that are proposed within 1,500 feet of sensitive receptors, each project applicant shall perform a project-level CEQA analysis that includes a detailed LST analysis of construction-generated emissions of NO₂, CO, PM₁₀, and PM_{2.5} to assess the impact at nearby sensitive receptors. The LST analysis shall be performed in accordance with applicable SCAQMD guidance that is in place at the time the analysis is performed. The project-level analysis shall incorporate detailed parameters of the construction equipment and activities, including the year during which construction would be performed, as well as the proximity of potentially affected receptors, including receptors</p>	<p>Review and approval of LST analysis for individual development projects</p>	<p>Prior to issuance of building permits</p>	<p>Once per individual development project</p>	<p>OCM</p>			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
proposed by the project that exist at the time the construction activity would occur.							
<p>Mitigation AQ-1(c) Prior to issuance of a grading permit, the project plans shall include the following provisions to reduce construction-related air quality impacts:</p> <ul style="list-style-type: none"> • Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow; • Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site; • Reroute construction trucks away from congested streets or sensitive receptor areas; • Appoint a construction relations officer to act as a community liaison concerning onsite construction activity including resolution of issues related to PM10 generation; • Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications; • Use coatings and solvents with a VOC content lower than that required under AQMD Rule 1113; • Construct or build with materials that do not require painting; • Require the use of pre-painted construction materials if available; • Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export); <ul style="list-style-type: none"> ○ During project construction, all internal combustion engines/construction equipment operating on the project site shall meet EPA-Certified Tier 2 emissions standards, or higher according to the following: ○ Project Start, to December 31, 2011: All offroad diesel-powered construction equipment greater than 50 hp shall meet Tier 2 offroad emissions standards. In addition, all construction equipment shall be outfitted with 							

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</p> <ul style="list-style-type: none"> o January 1, 2012, to December 31, 2014: All offroad diesel-powered construction equipment greater than 50 hp shall meet Tier 3 offroad emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. o Post-January 1, 2015: All offroad diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. <ul style="list-style-type: none"> • A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. • Encourage construction contractors to apply for AQMD "SOON" funds. Incentives could be provided for those construction contractors who apply for AQMD "SOON" funds. The "SOON" program provides 							

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
funds to accelerate clean up of off-road diesel vehicles, such as heavy duty construction equipment. More information on this program can be found at the following website: http://www.aqmd.gov/tao/Implementation/SOONProgram.htm							
<p>Mitigation Measure AQ-2 Mitigation to reduce mobile source emissions due to implementation of the Plan addresses reducing the number of motor vehicle trips and reducing the emissions of individual vehicles under the control of the project applicant(s). The following measures shall be implemented by project applicant(s) unless it can be demonstrated to the City that the measures would not be feasible.</p> <ul style="list-style-type: none"> • The project applicant(s) for all project phases shall require the commercial development operator(s) to operate, maintain, and promote a ride-share program for employees of the various businesses. • The project applicant(s) for all project phases shall include one or more secure bicycle parking areas within the property and encourage bicycle riding for both employees and customers. • The proposed structures shall be designed to meet current Title 24 + 20 percent energy efficiency standards and shall include such measures as photovoltaic cells on the rooftops to achieve an additional 25 percent reduction in electricity use on an average sunny day. • The City shall ensure that all new commercial developments include or have access to convenient shower and locker facilities for employees to encourage bicycle, walking, and jogging as options for commuting. • The project applicant(s) for all project phases shall require that all equipment operated by the businesses within the facility be electric or use non-diesel engines. 	Review and approval of final building plans for individual development projects	Prior to issuance of building permits	Once per individual development project	OCM, LBDS			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> All truck loading and unloading docks shall be equipped with one 110/208-volt power outlet for every two-dock door. Diesel trucks shall be prohibited from idling more than 5 minutes and must be required to connect to the 110/208-volt power to run any auxiliary equipment. Signs outlining the idling restrictions shall be provided. <p>If, at the time of construction, SCAQMD, CARB, or EPA has adopted a regulation or new guidance applicable to mobile- and area-source emissions, compliance with the regulation or new guidance may completely or partially replace this mitigation if it is equal to or more effective than the mitigation contained herein, and if the City so permits. Such a determination shall be supported by a project-level analysis that is approved by the City.</p>							
<p>Mitigation Measure AQ-4(a) The following measures shall be implemented to reduce exposure of sensitive receptors to operational emissions of TACs:</p> <ul style="list-style-type: none"> Proposed commercial land uses that have the potential to emit TACs or host TAC-generating activity (e.g., loading docks) shall be located away from existing and proposed onsite sensitive receptors such that they do not expose sensitive receptors to TAC emissions that exceed an incremental increase of 10 in 1 million for the cancer risk and/or a noncarcinogenic Hazard Index of 1.0. Where necessary to reduce exposure of sensitive receptors to an incremental increase of 10 in 1 million for the cancer risk and/or a noncarcinogenic Hazard Index of 1.0, proposed commercial and industrial land uses that would host diesel trucks shall incorporate idle-reduction strategies that reduce the main propulsion engine idling time through alternative technologies such as IdleAire, electrification of truck parking, and alternative energy sources for TRUs to allow diesel engines to be completely turned off. Signs shall be posted in at all loading docks and truck loading areas to indicate that diesel-powered delivery 	Review and approval of applicant-prepared health risk studies and, as necessary, plans to reduce hazards to below specified risk levels	Prior to issuance of building permits	Once per individual development project involving potential TAC hazards	OCM, LBDS			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>trucks must be shut off when not in use for longer than 5 minutes on the premises. This measure is consistent with the ATCM to Limit Diesel-Fueled Commercial Motor Vehicle Idling, which was approved by the California Office of Administrative Law in January 2005.</p> <ul style="list-style-type: none"> Proposed facilities that would require the long-term use of diesel equipment and heavy-duty trucks shall develop a plan to reduce emissions, which may include such measures as scheduling activities when the residential uses are the least occupied, requiring equipment to be shut off when not in use, and prohibiting heavy trucks from idling. When determining the exact type of facility that would occupy the proposed commercial space, the City shall take into consideration its toxic-producing potential. Commercial land uses that accommodate more than 100 trucks per day, or 40 trucks equipped with TRUs, within 1,000 feet of sensitive receptors (e.g., residences or schools) shall perform a site-specific project-level HRA in accordance with SCAQMD guidance for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles (SCAQMD 2003b). If the incremental increase in cancer risk determined by the HRA exceeds the threshold of significance recommended by SCAQMD or ARB at the time (if any), then all feasible mitigation measures shall be employed to minimize the impact. 							
<p>Mitigation Measure AQ-4(b) The City shall verify that the following measures are implemented by new developments to reduce exposure of sensitive receptors to emissions of TACs from POLB and stationary sources in the vicinity of the Downtown Plan Project area:</p> <ul style="list-style-type: none"> All proposed residences in the Downtown Plan Project area shall be equipped with filter systems with high Minimum Efficiency Reporting Value (MERV) for removal of small particles (such as 0.3 micron) at all air intake points to the home. All proposed residences 	<p>Review and approval of applicant-prepared health risk studies and, as necessary, plans to reduce hazards to below specified risk levels</p>	<p>Prior to issuance of building permits</p>	<p>Once per individual development project involving potential health risks</p>	<p>OCM, LBDS</p>			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>shall be constructed with mechanical ventilation systems that would allow occupants to keep windows and doors closed and allow for the introduction of fresh outside air without the requirement of open windows.</p> <ul style="list-style-type: none"> The heating, ventilation, and air conditioning (HVAC) systems shall be used to maintain all residential units under positive pressure at all times. An ongoing education and maintenance plan about the filtration systems associated with HVAC shall be developed and implemented for residences. To the extent feasible, sensitive receptors shall be located as far away from the POLB as possible. 							
<p>Mitigation Measure AQ-5 The following additional guidelines, which are recommended in ARB's <i>Land Use Handbook: A Community Health Perspective</i> (ARB 2005) shall be implemented. The guidelines are considered to be advisory and not regulatory:</p> <p>Sensitive receptors, such as residential units and daycare centers, shall not be located in the same building as dry-cleaning operations that use perchloroethylene. Dry-cleaning operations that use perchloroethylene shall not be located within 300 feet of any sensitive receptor. A setback of 500 feet shall be provided for operations with two or more machines.</p>	Review of individual development projects for consistency with ARB guidelines	Prior to issuance of building permits	Once per individual development project	OCM, LBDS			
<p>Mitigation Measure AQ-6 The following mitigation measures shall be implemented to control exposure of sensitive receptors to operational odorous emissions. The City shall ensure that all project applicant(s) implement the following measures:</p> <ul style="list-style-type: none"> The City shall consider the odor-producing potential of land uses when reviewing future development proposals and when the exact type of facility that would occupy areas zoned for commercial, industrial, or mixed-use land uses is determined. Facilities that have the potential to emit objectionable odors shall be 	Review and approval of final building plans and applicant-proposed odor control methods for individual development projects	Prior to issuance of building permits	Once per individual development project involving potential odor issues	OCM, LBDS			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>located as far away as feasible from existing and proposed sensitive receptors.</p> <ul style="list-style-type: none"> • Before the approval of building permits, odor-control devices shall be identified to mitigate the exposure of receptors to objectionable odors if a potential odor-producing source is to occupy an area zoned for commercial land use. The identified odor-control devices shall be installed before the issuance of certificates of occupancy for the potentially odor-producing use. The odor-producing potential of a source and control devices shall be determined in coordination with SCAQMD and based on the number of complaints associated with existing sources of the same nature. • Truck loading docks and delivery areas shall be located as far away as feasible from existing and proposed sensitive receptors. • Signs shall be posted at all loading docks and truck loading areas to indicate that diesel-powered delivery trucks must be shut off when not in use for longer than 5 minutes on the premises in order to reduce idling emissions. This measure is consistent with the ATCM to Limit Diesel-Fueled Commercial Motor Vehicle Idling, which was approved by California's Office of Administrative Law in January 2005. (This measure is also required by Mitigation Measure AQ-4 to limit TAC emissions.) • Proposed commercial and industrial land uses that have the potential to host diesel trucks shall incorporate idle-reduction strategies that reduce the main propulsion engine idling time through alternative technologies such as, IdleAire, electrification of truck parking, and alternative energy sources for TRUs to allow diesel engines to be completely turned off. (This measure is also required by Mitigation Measure AQ-4 to limit TAC emissions.) 							

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
In addition, mitigation measures identified under AQ-4(b) to reduce indoor exposure to TACs would also result in a reduction in the intensity of offensive odors from the surrounding odor sources.							
CULTURAL RESOURCES							
Mitigation Measure CR-1(a) The City shall encourage the designation as local landmarks of 20 properties identified in Table 4.3-3 with the "Desired Outcome" of "Pursue Local Designation." The City will encourage the on-going maintenance and appropriate adaptive reuse of all properties in Table 4.3-2 (existing landmarks), and Table 4.3-3 as historic resources.	Review and approval of final building plans involving potential historic resources	Prior to issuance of demolition permits	Once per individual development project with the potential to adversely affect historic resources	LBDS			
Mitigation Measure CR-1(b) The following procedures shall be followed prior to issuance of a demolition permit or a building permit for alteration of any property listed in the Historic Survey Report (ICF Jones & Stokes 2009) by Status Code 3S, 3CS, 5S1, or 5S3; designated as a Historic Landmark (City of Long Beach 2010a); listed in Tables 4.3-2 and 4.3-3 of this PEIR, or other property 45 years of age or older that was not previously determined by the Historic Survey Report to be ineligible for National Register, California Register, or Local Landmark (Status Code 6L and 6Z): <u>Notification of Historic Preservation Staff</u> Historic Preservation staff in the City Development Services Department shall be notified upon receipt of any demolition permit or building permit for alteration of any property listed in the Historic Survey Report or other property 45 years of age or older that was not previously determined by the Historic Survey Report to be ineligible for National Register, California Register, or Local Landmark (Status Code 6L and 6Z) <u>Determination of Need for Historic Property Survey</u> In consultation with Historic Preservation staff, the City Development Services Department shall determine	Verification that specified procedures have been followed for individual development projects involving historic properties and that appropriate mitigation has been undertaken	Prior to issuance of demolition permits	Once per individual development project with the potential to adversely affect historic resources	PWD, LBDS			

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<p>whether a formal historic property survey is needed and may require that the owner or applicant provide photographs of the property, including each building façade, with details of windows, siding, eaves, and streetscape views, and copies of the County Assessor and City building records, in order to make this determination.</p> <p><u>Determination of Eligibility</u></p> <p>If City Development Services Department staff determines that the property may be eligible for designation, the property shall be referred to the Cultural Heritage Commission, whose determination of eligibility shall be considered as part of the environmental determination for the project in accordance with CEQA.</p> <p><u>Documentation Program</u></p> <p>If the Cultural Heritage Commission determines that the property is eligible for historic listing, the City Development Services Department shall, in lieu of preservation, require that prior to demolition or alteration a Documentation Program be prepared to the satisfaction of the City Development Services Department, which shall include the following:</p> <p>A. Photo Documentation</p> <p>Documentation shall include professional quality photographs of the structure prior to demolition with 35 mm black and white photographs, 4" x 6" standard format, taken of all four elevations and with close-ups of select architectural elements, such as but not limited to, roof/wall junctions, window treatments, decorative hardware, any other elements of the building's exterior or interior, or other property features identified by the City Development Services Department to be documented. Photographs shall be of archival quality and easily reproducible.</p> <p>B. Required Drawings</p> <p>Measured drawings of the building's exterior elevations depicting existing conditions or other relevant features</p>							

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<p>shall be produced from recorded, accurate measurements. If portions of the building are not accessible for measurement or cannot be reproduced from historic sources, they should not be drawn, but clearly labeled as not accessible. Drawings shall be produced in ink on translucent material or archivally stable material (blue-line drawings are acceptable). Standard drawing sizes are 19" x 24" or 24" x 36" and standard scale is 1/4" = 1 foot.</p> <p>C. Archival Storage</p> <p>Xerox copies or CD of the photographs and one set of the measured drawings shall be submitted for archival storage with the City Development Services Department; and one set of original photographs, negatives, and measured drawings shall be submitted for archival storage with such other historical repository identified by the City Development Services Department.</p>							
<p>Mitigation Measure CR-2(a) A qualified project archaeologist or archaeological monitor approved by the City in advance of any ground-disturbing activities shall be present during excavation into native sediments and shall have the authority to halt excavation for inspection and protection of cultural resources. The archaeological monitor shall be empowered to halt or redirect ground-disturbing activities to allow the find to be evaluated. If the archaeological monitor determines the find to be significant, the project applicant and the City shall be notified and an appropriate treatment plan for the resources shall be prepared. The treatment plan shall include notification of a Native American representative and shall consider whether the resource should be preserved in place or removed to an appropriate repository as identified by the City.</p>	<p>Verification that a qualified monitor has been retained for individual development projects involving excavation in native sediments; field verification of monitoring</p>	<p>Verification that a monitor has been retained prior to issuance of demolition permit; field verification during construction</p>	<p>Once for verification that a monitor has been retained; periodically throughout construction for field verification</p>	<p>LBDS, OCM</p>			
<p>Mitigation Measure CR-2(b) The project archaeologist shall prepare a final report of the find for review and approval by the City and shall include a description of the</p>	<p>Review and approval of report (if required)</p>	<p>Prior to re-initiating work (if resources</p>	<p>As needed throughout construction</p>	<p>LBDS, OCM</p>			

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resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register of Historic Resources and the National Register of Historic Places. The report shall be filed with the California Historic Resources Information System South Central Coastal Information Center. If the resources are found to be significant, a separate report including the results of the recovery and evaluation process shall be prepared.		unearthed)					
Mitigation Measure CR-2(c) If human remains are encountered during excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the corner is to notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will then identify the person(s) thought to be the Most Likely Descendent, who will help determine what course of action should be taken in dealing with the remains. Preservation in place and project design alternatives shall be considered as possible courses of action by the project applicant, the City, and the Most Likely Descendent.	Verification that County Coroner and/or NAHC consultation has occurred (if human remains unearthed)	Prior to re-initiating work (if human remains unearthed)	As needed throughout construction	LBDS, OCM			
Mitigation Measure CR-3(a) A qualified paleontologist approved by the City in advance of any ground-disturbing activities shall be present during excavation into native sediments and shall have the authority to halt excavation for inspection and protection of paleontological resources. Monitoring shall consist of visually inspecting fresh exposures of rock for fossil remains and, where appropriate, collection of sediment samples for further analysis. The frequency of inspections shall be based on the rate of excavation and grading activities, the materials being excavated, the depth of excavation, and, if found, the abundance and type of fossils encountered.	Verification that a qualified paleontologist has been retained for individual development projects involving excavation of native sediments; field verification of monitoring	Verification that a monitor has been retained prior to issuance of demolition permit; field verification during construction	Once for verification that a monitor has been retained; periodically throughout construction for field verification	LBDS, OCM			
Mitigation Measure CR-3(b) If a potential fossil is found, the paleontologist shall be allowed to temporarily divert or	Verification that any paleontological	Prior to re-initiating work (if	As necessary throughout	LBDS, OCM			

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redirect excavation and grading in the area of the exposed fossil to evaluate and, if necessary, salvage the find. All fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County and shall be accompanied by a report on the fossils collected and their significance, and notes, maps, and photographs of the salvage effort.	resources identified during grading and construction of individual development projects have been appropriately salvaged	fossils unearthed)	construction of individual development projects				
GEOLOGY AND SEISMICITY							
Mitigation Measure Geo-1 New construction or structural remodeling of buildings proposed within the Project area shall be engineered to withstand the expected ground acceleration that may occur at the project site. The calculated design base ground motion for each project site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. All onsite structures shall comply with applicable provisions of the most recent UBC adopted by the City of Long Beach.	Review and approval of final building plans for individual development projects	Prior to issuance of building permits	Once per individual development project	PWD, OCM			
Mitigation Measure Geo-2 Prior to issuance of a building permit for new structures, the City Department of Development Services shall determine, based on building height, depth, and location, whether a comprehensive geotechnical investigation and geo-engineering study shall be completed to adequately assess the liquefaction potential and compaction design of the soils underlying the proposed bottom grade of the structure. If a geotechnical investigation is required, borings shall be completed to at least 50 feet below the lowest proposed finished grade of the structure or 20 feet below the lowest caisson or footing (whichever is deeper). If these soils are confirmed to be prone to seismically induced liquefaction, appropriate techniques to minimize liquefaction potential shall be prescribed and implemented. All onsite structures shall comply with applicable methods of the UBC and California Building Code. Suitable measures to reduce liquefaction	Review and approval of geotechnical investigations for individual development projects and verification that appropriate standards have been incorporated into final building plans	Geotechnical investigation and final building plan review prior to issuance of building permits	Once per individual development project	PWD, OCM			

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impacts could include specialized design of foundations by a structural engineer, removal or treatment of liquefiable soils to reduce the potential for liquefaction, drainage to lower the groundwater table to below the level of liquefiable soils, in-situ densification of soils, or other alterations to the sub-grade characteristics.							
Mitigation Measure Geo-3 Prior to issuance of a building permit for new structures, the City Department of Development Services shall determine the need for soil samples of final sub-grade areas and excavation sidewalls to be collected and analyzed for their expansion index. For areas where the expansion index is found to be greater than 20, grading and foundation designs shall be engineered to withstand the existing conditions. The expansion testing may be omitted if the grading and foundations are engineered to withstand the presence of highly expansive soils.	Review and approval of final building plans for individual development projects	Prior to issuance of building permits	Once per individual development project	LBDS			
GREENHOUSE GAS EMISSIONS							
Mitigation Measure GHG-1(a) <u>Implement Mitigation Measure AQ-1.</u> Implementation of the mitigation measures described in Section 4.2, Air Quality, of this PEIR, which would reduce construction emissions of criteria air pollutants and precursors, would also act to reduce GHG emissions associated with implementation of the Project. The construction mitigation measures for exhaust emissions are relevant to the global climate change impact because both criteria air pollutant and GHG emissions are frequently associated with combustion byproducts.	Review and approval of final building plans to verify compliance with applicable measures	Prior to issuance of building permits	Once per individual development project	LBDS			
Mitigation Measure GHG-1(b) <u>Implement Additional Measures to Control Construction-Generated GHG Emissions.</u> To further reduce construction-generated GHG emissions, the project applicant(s) of all public and private developments shall implement all feasible measures for reducing GHG emissions associated with construction that are recommended by the City and/or SCAQMD at the time individual portions of the site undergo construction, including those specified in the mitigation	Verification that construction specifications include City and SCAQMD recommended measures; field verification of compliance	Construction specification review and approval prior to issuance of grading permits; field verification during construction	Once per individual development project for construction specification review/approval; field verification periodically	LBDS, OCM			

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<p>recommendations in the SCAQMD CEQA Handbook or SCAQMD's Mitigation Measures and Control Efficiencies recommendations located at the following url: http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html. Such measures may reduce GHG exhaust emissions from the use of onsite equipment, worker commute trips, and truck trips carrying materials and equipment to and from the project site, as well as GHG emissions embodied in the materials selected for construction (e.g., concrete). Other measures may pertain to the materials used in construction. Prior to the construction of each development phase, the project applicant(s) shall obtain the most current list of GHG-reduction measures that are recommended by the City and/or SCAQMD and stipulate that these measures be implemented during the appropriate construction phase. The project applicant(s) for any particular development phase may submit to the City a report that substantiates why specific measures are considered infeasible for construction of that particular development phase and/or at that point in time. The report, including the substantiation for not implementing particular GHG-reduction measures, shall be approved by the City.</p> <p>The City's recommended measures for reducing construction-related GHG emissions at the time of writing this PEIR are listed below and the project applicant(s) shall, at a minimum, be required to implement the following:</p> <ul style="list-style-type: none"> • Improve fuel efficiency from construction equipment: <ul style="list-style-type: none"> ○ reduce unnecessary idling (modify work practices, install auxiliary power for driver comfort), ○ perform equipment maintenance (inspections, detect failures early, corrections), ○ train equipment operators in proper use of equipment, 			throughout construction				

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<ul style="list-style-type: none"> ○ use the proper size of equipment for the job, and ○ use equipment with new technologies (repowered engines, electric drive trains). ● Use alternative fuels for electricity generators and welders at construction sites such as propane or solar, or use electrical power. ● Use an ARB-approved low-carbon fuel, such as biodiesel or renewable diesel for construction equipment (emissions of NO_x from the use of low carbon fuel must be reviewed and increases mitigated). Additional information about low-carbon fuels is available from ARB's Low Carbon Fuel Standard Program (ARB 2010a). ● Encourage and provide carpools, shuttle vans, transit passes and/or secure bicycle parking for construction worker commutes. ● Reduce electricity use in the construction office by using compact fluorescent bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones. ● Recycle or salvage non-hazardous construction and demolition debris (goal of at least 75 percent by weight). ● Use locally sourced or recycled materials for construction materials (goal of at least 20 percent based on costs for building materials, and based on volume for roadway, parking lot, sidewalk, and curb materials). ● Minimize the amount of concrete used for paved surfaces or use a low carbon concrete option. ● Produce concrete onsite if determined to be less emissive than transporting ready mix. ● Use EPA-certified SmartWay trucks for deliveries and equipment transport. Additional information about the SmartWay Transport Partnership Program is available 							

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<p>from ARB's Heavy-Duty Vehicle GHG Measure (ARB 2010b) and EPA (EPA 2010).</p> <ul style="list-style-type: none"> Develop a plan to efficiently use water for adequate dust control. This may consist of the use of non-potable water from a local source. 							
<p>Mitigation Measure GHG-2(a) <u>Implement Mitigation Measure AQ-3.</u> Implementation of the mitigation measures described in Section 4.2, which would reduce operational emissions of criteria air pollutants and precursors, would also act to reduce GHG emissions associated with implementation of the Project. The operational mitigation measures for exhaust emissions are relevant to the global climate change impact because both criteria air pollutant and GHG emissions are frequently associated with combustion byproducts.</p>	<p>Verification that required measures have been incorporated into final building plans for individual development projects</p>	<p>Prior to issuance of building permits</p>	<p>Once per individual development project</p>	<p>LBDS</p>			
<p>Mitigation Measure GHG-2(b) <u>Implement Additional Measures to Reduce Operational GHG Emissions.</u> For each increment of new development within the Project area requiring a discretionary approval (e.g., tentative subdivision map, conditional use permit, improvement plan), measures that reduce GHG emissions to the extent feasible and to the extent appropriate with respect to the state's progress at the time toward meeting GHG emissions reductions required by the California Global Warming Solutions Act of 2006 (AB 32) shall be imposed, as follows:</p> <ul style="list-style-type: none"> The project applicant shall incorporate feasible GHG reduction measures that, in combination with existing and future regulatory measures developed under AB 32, will reduce GHG emissions associated with the operation of future project development phases and supporting roadway and infrastructure improvements by an amount sufficient to achieve the goal of 6.6 CO₂e/SP/year, if it is feasible to do so. The feasibility of potential GHG reduction measures shall be evaluated by the City at the time each phase of development is proposed to allow for ongoing innovations in GHG 	<p>Verification that required measures have been incorporated into final building plans for individual development projects</p>	<p>Prior to issuance of building permits</p>	<p>Once per individual development project</p>	<p>LBDS</p>			

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<p>reduction technologies and incentives created in the regulatory environment.</p> <ul style="list-style-type: none"> • For each increment of new development, the project applicant shall obtain a list of potentially feasible GHG reduction measures to be considered in the development design from the City. The City's list of potentially feasible GHG reduction measures shall reflect the current state of the regulatory environment, which will continuously evolve under the mandate of AB 32. The project applicant(s) shall then submit to the City a mitigation report that contains an analysis demonstrating which GHG reduction measures are feasible for the associated reduction in GHG emissions, and the resulting CO₂e/SP/year metric. The report shall also demonstrate why measures not selected are considered infeasible. The mitigation report must be reviewed and approved by the City for the project applicant(s) to receive the City's discretionary approval for the applicable increment of development. In determining what measures should appropriately be imposed by a local government under the circumstances, the following factors shall be considered: <ul style="list-style-type: none"> ○ The extent to which rates of GHG emissions generated by motor vehicles traveling to, from, and within the Project site are projected to decrease over time as a result of regulations, policies, and/or plans that have already been adopted or may be adopted in the future by ARB or other public agency pursuant to AB 32, or by EPA; ○ The extent to which mobile-source GHG emissions, which at the time of writing this PEIR comprise a substantial portion of the state's GHG inventory, can also be reduced through design measures that result in trip reductions and reductions in trip length; ○ The extent to which GHG emissions emitted by the mix of power generation operated by SCE, the 							

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<p>electrical utility that will serve the Project site, are projected to decrease pursuant to the Renewables Portfolio Standard required by SB 1078 and SB 107, as well as any future regulations, policies, and/or plans adopted by the federal and state governments that reduce GHG emissions from power generation;</p> <ul style="list-style-type: none"> o The extent to which replacement of CCR Title 24 with the California Green Building Standards Code or other similar requirements will result in new buildings being more energy efficient and consequently more GHG efficient; o The extent to which any stationary sources of GHG emissions that would be operated on a proposed land use (e.g., industrial) are already subject to regulations, policies, and/or plans that reduce GHG emissions, particularly any future regulations that will be developed as part of ARB's implementation of AB 32, or other pertinent regulations on stationary sources that have the indirect effect of reducing GHG emissions; o The extent to which the feasibility of existing GHG reduction technologies may change in the future, and to which innovation in GHG reduction technologies will continue, effecting cost-benefit analyses that determine economic feasibility; and o Whether the total costs of proposed mitigation for GHG emissions, together with other mitigation measures required for the proposed development, are so great that a reasonably prudent property owner would not proceed with the project in the face of such costs. <ul style="list-style-type: none"> • In considering how much, and what kind of, mitigation is necessary in light of these factors, the following list of options shall be considered, though the list is not intended to be exhaustive, as GHG-emission reduction strategies and their respective feasibility are likely to evolve over time. These measures are derived from 							

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<p>multiple sources including the Mitigation Measure Summary in Appendix B of the California Air Pollution Control Officer's Association (CAPCOA) white paper, <i>CEQA & Climate Change</i> (CAPCOA 2008); CAPCOA's <i>Model Policies for Greenhouse Gases in General Plans</i> (CAPCOA 2009); and the California Attorney General's Office publication, <i>The California Environmental Quality Act: Addressing Global Warming Impacts at the Local Agency Level</i> (California Attorney General's Office 2010).</p> <p>Energy Efficiency</p> <ul style="list-style-type: none"> o Include clean alternative energy features to promote energy self-sufficiency (e.g., photovoltaic cells, solar thermal electricity systems, small wind turbines). o Design buildings to meet CEC Tier II requirements (e.g., exceeding the requirements of Title 24 [as of 2007] by 20 percent). o Site buildings to take advantage of shade and prevailing winds and design landscaping and sun screens to reduce energy use. o Install efficient lighting in all buildings (including residential). Also install lighting control systems, where practical. Use daylight as an integral part of lighting systems in all buildings. o Install light-colored "cool" pavements, and strategically located shade trees along all bicycle and pedestrian routes. <p>Water Conservation and Efficiency</p> <ul style="list-style-type: none"> o With the exception of ornamental shade trees, use water-efficient landscapes with native, drought-resistant species in all public area and commercial landscaping. Use water-efficient turf in parks and other turf-dependent spaces. o Install the infrastructure to use reclaimed water for landscape irrigation and/or washing cars. 							

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<ul style="list-style-type: none"> o Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. o Design buildings and lots to be water efficient. Only install water-efficient fixtures and appliances. o Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. Prohibit businesses from using pressure washers for cleaning driveways, parking lots, sidewalks, and street surfaces. These restrictions should be included in the Covenants, Conditions, and Restrictions of the community. o Provide education about water conservation and available programs and incentives. o To reduce storm water runoff, which typically bogs down wastewater treatment systems and increases their energy consumption, construct driveways to single-family detached residences and parking lots and driveways of multi-family residential uses, with pervious surfaces. Possible designs include Hollywood drives (two concrete strips with vegetation or aggregate in between) and/or the use of porous concrete, porous asphalt, turf blocks, or pervious pavers. <p>Solid Waste Measures</p> <ul style="list-style-type: none"> o Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). o Provide interior and exterior storage areas for recyclables and green waste at all buildings. o Provide adequate recycling containers in public areas, including parks, school grounds, golf courses, and pedestrian zones in areas of mixed-use development. o Provide education and publicity about reducing waste and available recycling services. 							

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<p>Transportation and Motor Vehicles</p> <ul style="list-style-type: none"> o Promote ride-sharing programs and employment centers (e.g., by designating a certain percentage of parking spaces for ride-sharing vehicles, designating adequate passenger loading zones and waiting areas for ride-share vehicles, and providing a website or message board for coordinating ride-sharing). o Provide the necessary facilities and infrastructure in all land use types to encourage the use of low- or zero-emission vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations). o At industrial and commercial land uses, all forklifts, "yard trucks," or vehicles that are predominately used onsite at non-residential land uses shall be electric-powered or powered by biofuels (such as biodiesel [B100]) that are produced from waste products, or shall use other technologies that do not rely on direct fossil fuel consumption. 							
HAZARDS AND HAZARDOUS MATERIALS							
<p>Mitigation Measure Haz-1(a) Prior to issuance of a demolition or renovation permit, a lead-based paint and asbestos survey shall be performed by a licensed sampling company. The lead-based paint survey shall be prepared for any structures pre-dating 1982; an asbestos survey shall be performed for asbestos-containing insulation for any structure pre-dating 1986; and an asbestos survey shall be performed for asbestos-containing drywall for all structures for which drywall is to be removed. All testing procedures shall follow California and federal protocol. The lead-based paint and asbestos survey report shall quantify the areas of lead-based paint and asbestos-containing materials pursuant to California and federal standards.</p>	<p>Review and approval of survey findings for individual development projects involving demolition of a pre-1986 structure; verification that abatement has been conducted</p>	<p>Prior to issuance of demolition permits</p>	<p>Once per individual development project involving demolition of a pre-1986 structure</p>	<p>LBDS</p>			
<p>Mitigation Measure Haz-1(b) Prior to any demolition or renovation, onsite structures that contain asbestos must</p>	<p>Review and approval of survey findings for</p>	<p>Prior to issuance of demolition</p>	<p>Once per individual</p>	<p>LBDS</p>			

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<p>have the asbestos-containing material removed according to proper abatement procedures recommended by the asbestos consultant. All abatement activities shall be in compliance with California and federal OSHA and SCAQMD requirements. Only asbestos trained and certified abatement personnel shall be allowed to perform asbestos abatement. All asbestos-containing material removed from onsite structures shall be hauled to a licensed receiving facility and disposed of under proper manifest by a transportation company certified to handle asbestos. Following completion of the asbestos abatement, the asbestos consultant shall provide a report documenting the abatement procedures used, the volume of asbestos-containing material removed, where the material was moved to, and transportation and disposal manifests or dump tickets. The abatement report shall be prepared for the property owner or other responsible party and a copy shall be submitted to the City of Long Beach prior to issuance of a demolition or construction permit.</p>	<p>individual development projects involving demolition of a pre-1986 structure; verification that abatement has been conducted</p>	<p>permits</p>	<p>development project involving demolition of a pre-1986 structure</p>				
<p>Mitigation Measure Haz-1(c) Prior to the issuance of a permit for the renovation or demolition of any structure, a licensed lead-based paint consultant shall be contracted to evaluate the structure for lead-based paint. If lead-based paint is discovered, it shall be removed according to proper abatement procedures recommended by the consultant. All abatement activities shall be in compliance with California and federal OSHA and SCAQMD requirements. Only lead-based paint trained and certified abatement personnel shall be allowed to perform abatement activities. All lead-based paint removed from these structures shall be hauled and disposed of by a transportation company licensed to transport this type of material. In addition, the material shall be taken to a landfill or receiving facility licensed to accept the waste. Following completion of the lead-based paint abatement, the lead-based paint consultant shall provide a report documenting the abatement procedures used, the volume of lead-based paint removed, where the material was moved to, and transportation and disposal manifests or</p>	<p>Review and approval of survey findings for individual development projects involving demolition of a pre-1982 structure; verification that abatement has been conducted</p>	<p>Prior to issuance of demolition permit</p>	<p>Once per individual development project involving demolition of a pre-1982 structure</p>	<p>LBDS, OCM</p>			

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dump tickets. The abatement report shall be prepared for the property owner or other responsible party, with a copy submitted to the City of Long Beach prior to issuance of a demolition or construction permit.							
Mitigation Measure Haz-3(a) All excavation and demolition projects conducted within the Project area shall be required to prepare a contingency plan to identify appropriate measures to be followed if contaminants are found or suspected or if structural features that could be associated with contaminants or hazardous materials are suspected or discovered. The contingency plan shall identify personnel to be notified, emergency contacts, and a sampling protocol to be implemented. The excavation and demolition contractors shall be made aware of the possibility of encountering unknown hazardous materials and shall be provided with appropriate contact and notification information. The contingency plan shall include a provision stating under what circumstances it would be safe to continue with the excavation or demolition, and shall identify the person authorized to make that determination.	Review and approval of Contingency Plan prior to issuance of grading permits for individual development projects	Prior to issuance of grading permits	Once per individual development project	LBDS, OCM			
Mitigation Measure Haz-3(b) If contaminants are detected, the results of the soil sampling shall be forwarded to the appropriate local regulatory agency (Long Beach/Signal Hill Certified Unified Program Agency [CUPA], LARWQCB, or the state DTSC). Prior to any other ground disturbing activities at the site, the regulatory agency shall have reviewed the data and signed off on the property or such additional investigation or remedial activities that are deemed necessary have been completed and regulatory agency approval has been received. Groundwater is subject to pre-treatment during de-watering activities to meet National Pollutant Discharge Elimination System (NPDES) Construction Dewatering permit limits. The construction activities shall conform to the NPDES requirements. The RWQCB requires the water to be tested for possible pollutants. The developer shall collect	Verification that a RWQCB de-water and discharge permit has been obtained for individual development projects (if necessary)	Prior to issuance of demolition permits	As necessary for individual development projects	LBDS			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
groundwater samples from existing site wells to determine pre-treatment system requirements for extracted groundwater. A water treatment system shall be designed and installed for treatment of extracted groundwater removed during dewatering activities so that such water complies with the applicable RWQCB and NPDES permit standards before disposal.							
Mitigation Measure Haz-3(c) If concentrations of contaminants warrant site remediation, contaminated materials shall be remediated either prior to construction of structures or concurrent with construction. The contaminated materials shall be remediated under the supervision of an environmental consultant licensed to oversee such remediation. The remediation program shall also be approved by a regulatory oversight agency (Long Beach/Signal Hill CUPA, LARWQCB, or the state DTSC). All proper waste handling and disposal procedures shall be followed. Upon completion of the remediation, the environmental consultant shall prepare a report summarizing the project, the remediation approach implemented, the analytical results after completion of the remediation, and all waste disposal or treatment manifests.	Verification that remediation has occurred for individual development projects (if necessary)	Prior to issuance of grading permits	As necessary for individual development projects	LBDS			
Mitigation Measure Haz-3(d) If during the soil sampling, groundwater contamination is suspected or soil contamination is detected at depths at which groundwater could be encountered during demolition or construction, a groundwater sampling assessment shall be performed. If contaminants are detected in groundwater at levels that exceed maximum contaminant levels for those constituents in drinking water, or if the contaminants exceed health risk standards such as Preliminary Remediation Goals, 1 in 1 million cancer risk, or a health risk index above 1, the results of the groundwater sampling shall be forwarded to the appropriate regulatory agency (Long Beach/Signal Hill CUPA, LARWQCB, or the State DTSC). Prior to any other ground-disturbing activities at the site, the regulatory agency shall have reviewed the data and signed off on the property or such	Verification that site closure has been obtained from the applicable regulatory body for individual development projects	Review prior to issuance of demolition permit; field verification during construction	Review, as needed throughout construction for field verification	LBDS			

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additional investigation or remedial activities that are deemed necessary have been completed and regulatory agency approval has been received.							
HYDROLOGY AND WATER QUALITY							
<p>Mitigation Measure Hydro-1 Prior to issuance of a grading permit, the City Department of Development Services shall determine the need for the developer to prepare a SWPPP for the site. If required, the SWPPP shall be submitted for review and approval by the Department of Development Services prior to the issuance of any grading or building permits. The SWPPP shall fully comply with City and LARWQCB requirements and shall contain specific BMPs to be implemented during project construction to reduce erosion and sedimentation to the maximum extent practicable. The following BMPs or equivalent measures to control pollutant runoff shall be included within the project's grading and construction plans, if applicable:</p> <p><u>Pollutant Escape: Deterrence</u></p> <ul style="list-style-type: none"> • Cover all storage areas, including soil piles, fuel and chemical depots. Protect from rain and wind with plastic sheets and temporary roofs. • Implement tracking controls to reduce the tracking of sediment and debris from the construction site. At a minimum, entrances and exits shall be inspected daily and controls implemented as needed. • Implement street sweeping and vacuuming as needed and as required. <p><u>Pollutant Containment Areas</u></p> <ul style="list-style-type: none"> • Locate all construction-related equipment and related processes that contain or generate pollutants (i.e., fuel, lubricants, solvents, cement dust, and slurry) in isolated areas with proper protection from escape. 	Review and approval of final grading and construction plans for individual development projects to verify compliance with applicable SWPPP requirements	Prior to issuance of grading permits	Once per individual development project for which an SWPPP is required	LBDS, OCM			

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<ul style="list-style-type: none"> Locate construction-related equipment and processes that contain or generate pollutants in secure areas, away from storm drains and gutters. Place construction-related equipment and processes that contain or generate pollutants in bermed and plastic-lined depressions to contain all materials within that site in the event of accidental release or spill. Park, fuel, and clean all vehicles and equipment in one designated, contained area. <p><u>Pollutant Detainment Methods</u></p> <ul style="list-style-type: none"> Protect downstream drainages from escaping pollutants by capturing materials carried in runoff and preventing transport from the site. Examples of detainment methods that retard movement of water and separate sediment and other contaminants are silt fences, hay bales, sand bags, berms, and silt and debris basins. <p><u>Recycling/Disposal</u></p> <ul style="list-style-type: none"> Develop a protocol for maintaining a clean site. This includes proper recycling of construction-related materials and equipment fluids (i.e., concrete dust, cutting slurry, motor oil, and lubricants). Provide disposal facilities. Develop a protocol for cleanup and disposal of small construction wastes (i.e., dry concrete). <p><u>Hazardous Materials Identification and Response</u></p> <ul style="list-style-type: none"> Develop a protocol for identifying risk operations and materials. Include protocol for identifying source and distribution of spilled materials. Provide a protocol for proper clean-up of equipment and construction materials, and disposal of spilled substances and associated cleanup materials. Provide an emergency response plan that includes contingencies for assembling response teams and immediately notifying appropriate agencies. 							

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<p>Mitigation Measure Hydro-2 Prior to issuance of a building permit, the Department of Development Services shall determine the need for the developer to prepare a SUSMP for the site. If required, the SUSMP shall be submitted for review and approval by the Department of Development Services prior to the issuance of any building permits. The City's review shall include a determination of whether installation of pollutant removal technology in existing or proposed storm drains adjacent to the project site should be required. The City's review is required to confirm that the SUSMP is consistent with the City's NPDES Permit No. CAS 004003 or a subsequently issued NPDES permit applicable at the time of project construction. A SUSMP consistent with the City's NPDES permit shall be incorporated into the project design plans prior to issuance of any building permits.</p>	<p>Review and approval of SUSMP for individual development projects for which an SUSMP is required</p>	<p>prior to issuance of grading permits</p>	<p>Once per individual development project for which an SUSMP is required</p>	<p>LBDS</p>			
<p>Mitigation Measure Hydro-3 Prior to issuance of a building permit, the City Stormwater Management Division shall determine the need for the developer to conduct an analysis of the existing stormwater drainage system and to identify improvements needed to accommodate any projected increased runoff that would result from the proposed Project. The evaluation conducted by the developer shall include a determination of whether Low Impact Development (LID) practices and strategies should be incorporated into the project to reduce post-development peak stormwater runoff discharge rates to not exceed the estimated pre-development discharge rates.</p>	<p>Verification that required review of storm drain systems has been conducted for individual development projects and that needed improvements have been incorporated</p>	<p>Prior to issuance of building permits</p>	<p>Once per individual development project</p>	<p>LBDS, PWD</p>			
<p>NOISE</p>							
<p>Mitigation Measure Noise-1(a) The following measures shall be applied to proposed construction projects that are determined to have potential noise impacts from removal of existing pavement and structures, site grading and excavation, pile driving, building framing, and concrete pours and paving:</p>	<p>Verification that construction specifications for individual development projects incorporate applicable requirements; field verification of</p>	<p>Construction specification review prior to issuance of demolition permits; field verification during</p>	<p>Once per individual development project for construction specification review; field verification</p>	<p>LBDS, OCM</p>			

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<ul style="list-style-type: none"> • All internal combustion-engine-driven equipment shall be equipped with mufflers that are in good operating condition and appropriate for the equipment. • “Quiet” models of air compressors and other stationary construction equipment shall be employed where such technology exists. • Stationary noise-generating equipment shall be located as far as reasonable from sensitive receptors when sensitive receptors adjoin or are within 150 feet of a construction site. • Unnecessary idling of internal combustion engines (i.e., in excess of 5 minutes) shall be prohibited. • Foundation pile holes shall be predrilled, as feasible based on geologic conditions, to minimize the number of impacts required to seat the pile. • Construction-related traffic shall be routed along major roadways and away from noise-sensitive receptors. • Construction activities, including the loading and unloading of materials and truck movements, shall be limited to the hours specified in the City Noise Ordinance (Section 8.80.202). • Businesses, residences, and noise-sensitive land uses within 150 feet of construction sites shall be notified of the construction. The notification shall describe the activities anticipated, provide dates and hours, and provide contact information with a description of the complaint and response procedure. • Each project implemented as part of the Plan shall designate a “construction liaison” that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. A telephone number for the liaison shall be conspicuously posted at the construction site. 	compliance	construction	periodically throughout construction of individual development projects				

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<ul style="list-style-type: none"> If two or more noise complaints are registered, the liaison, or project representative, shall retain a City-approved noise consultant to conduct noise measurements at the locations that registered the complaints. The noise measurements shall be conducted for a minimum of 1 hour and shall include 1-minute intervals. The consultant shall prepare a letter report summarizing the measurements and potential measures to reduce noise levels to the maximum extent feasible. The letter report shall include all measurement and calculation data used in determining impacts and resolutions. The letter report shall be provided to code enforcement for determining the adequacy and if the recommendations are adequate. 							
<p>Mitigation Measure Noise-1(b) The City will require the following measures, where applicable based on noise level of source, proximity of receptors, and presence of intervening structures, to be incorporated into contract specifications for construction projects within 300 feet of existing noise sensitive land uses (including, but not limited to residences, schools, hospitals/nursing homes, churches, and parks) implemented under the proposed Plan:</p> <ul style="list-style-type: none"> Temporary noise barriers shall be constructed around construction sites adjacent to, or within 150 feet of, operational business, residences, or other noise-sensitive land uses. Temporary noise barriers shall be constructed of material with a minimum weight of 4 pounds per square foot with no gaps or perforations. Noise barriers may be constructed of, but are not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, or hay bales. <p>If a project-specific noise analysis determines that the barriers described above would not be sufficient to avoid a significant construction noise impact, a temporary sound control blanket barrier, shall be erected along building façades facing construction sites. This mitigation would only be necessary if conflicts occurred that were</p>	<p>Verification that construction specifications for individual development projects within 150 feet of noise sensitive uses incorporate applicable requirements; field verification of compliance</p>	<p>Construction specification review prior to issuance of demolition permits; field verification during construction</p>	<p>Once per individual development project for construction specification review; field verification periodically throughout construction of individual development projects</p>	<p>LBDS, OCM</p>			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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irresolvable by proper scheduling and other means of noise control were unavailable. The sound blankets are required to have a minimum breaking and tear strength of 120 pounds and 30 pounds, respectively. The sound blankets shall have a minimum sound transmission classification of 27 and noise reduction coefficient of 0.70. The sound blankets shall be of sufficient length to extend from the top of the building and drape on the ground or be sealed at the ground. The sound blankets shall have a minimum overlap of 2 inches.							
<p>Mitigation Measure Noise-2(a) The City shall review all construction projects for potential vibration-generating activities from demolition, excavation, pile-driving, and construction within 100 feet of existing structures and shall require site-specific vibration studies to be conducted to determine the area of impact and to identify appropriate mitigation measures. The studies shall, at a minimum, include the following:</p> <ul style="list-style-type: none"> • Identification of the project's vibration compaction activities, pile driving, and other vibration-generating activities that have the potential to generate ground-borne vibration; and the sensitivity of nearby structures to ground-borne vibration. This task should be conducted by a qualified structural engineer. • A vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted; establish a vibration monitoring schedule; define structure-specific vibration limits; and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies shall be identified for actions to be taken when vibration levels approached the defined vibration limits. • Maintain a monitoring log of vibrations during initial demolition activities and during pile driving activities. Monitoring results may indicate the need for a more or less intensive measurement schedule. 	Verification that vibration analysis and monitoring/contingency plans have been prepared for individual development projects; verification, including field verification, that post-construction surveys have been conducted and any vibration-related damage has been repaired	Verification that vibration analysis and plan prepared prior to issuance of demolition/grading permits; verification that post-construction survey conducted prior to issuance of occupancy permits	Once per individual development project for vibration analysis/plan; once post-construction survey	LBDS, OCM			

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<ul style="list-style-type: none"> Vibration levels limits for suspension of construction activities and implementation of contingencies to either lower vibration levels or secure the affected structures. Post-construction survey on structures where either monitoring has indicated high vibration levels or complaints of damage have been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities. 							
<p>Mitigation Measure Noise-2(b) Any construction activity that generates vibration exceeding the "vibration perception threshold" as specified in Municipal Code Section 8.80.200 at any school shall be scheduled at a time when school is not in session.</p>							
<p>Mitigation Measure Noise-5 In areas where new residential development would be exposed than L_{dn} of greater than 65 dBA, the City will require site-specific noise studies prior to issuance of building permits to determine the area of impact and to present appropriate mitigation measures, which may include, but are not limited to the following:</p> <ul style="list-style-type: none"> Utilize site planning to minimize noise in shared residential outdoor activity areas by locating the areas behind the buildings or in courtyards, or orienting the terraces to alleyways rather than streets, whenever possible. Provide mechanical ventilation in all residential units proposed along roadways or in areas where noise levels could exceed 65 dBA L_{dn} so that windows can remain closed at the choice of the occupants to maintain interior noise levels below 45 dBA L_{dn}. <p>Install sound-rated windows and construction methods to provide the requisite noise control for residential units proposed along roadways or in areas where noise levels could exceed 70 dBA L_{dn}.</p>	Review and approval of acoustical analysis for individual residential development projects; verification that final building plans incorporate recommended noise reduction techniques	Prior to issuance of building permits	Once per individual residential development project	LBDS, OCM			
<p>Mitigation Measure Noise-6 In areas where new residential development would be located adjacent to commercial uses, the City will require site-specific noise</p>	Review and approval of acoustical analysis for individual	Prior to issuance of building permits	Once per individual residential	LBDS, OCM			

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<p>studies prior to issuance of building permits to determine the area of impact and to present appropriate mitigation measures, which may include, but are not limited to the following:</p> <ul style="list-style-type: none"> Require the placement of loading and unloading areas so that commercial buildings shield nearby residential land uses from noise generated by loading dock and delivery activities. If necessary, additional sound barriers shall be constructed on the commercial sites to protect nearby noise sensitive uses. Require the placement of all commercial HVAC machinery to be placed within mechanical equipment rooms wherever possible. <p>Require the provision of localized noise barriers or rooftop parapets around HVAC, cooling towers, and mechanical equipment so that line-of-sight to the noise source from the property line of the noise sensitive receptors is blocked.</p>	<p>residential development projects; verification that final building plans incorporate recommended noise reduction techniques</p>		<p>development project</p>				
Traffic and Circulation							
<p>Mitigation Measure Traf-1(a) As the system's capacity is reached, it will become important to manage the street system in a more efficient and coordinated manner. Improvements to the Project area transportation system are proposed as part of the overall Downtown development, including improvements that have been required of other area projects previously approved by the City. Therefore, the mitigation focuses on improvements that would not require significant additional rights-of-way and are achievable within the life of the Plan. There are five proposed mitigation measures for the Downtown Plan, as follows:</p> <ol style="list-style-type: none"> Implement traffic control system improvements in Downtown on selected arterials. Improve the Alamitos Avenue corridor via removal of selected parking spaces and the implementation of additional travel lanes plus bike lanes in each direction. 	<p>Review of the traffic impacts of individual development projects to determine whether listed improvements are needed at that time; implementation of planned improvements as necessary</p>	<p>Prior to issuance of occupancy permits</p>	<p>Once per individual development project</p>	<p>PWD, LBDS</p>			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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3. Reconfigure the 6th Street and 7th Street intersections with Martin Luther King Avenue and Alamitos Avenue for safety and traffic flow enhancements. 4. Enhance freeway access to I-710 to and from Downtown Long Beach. 5. Implement transit facilities and programs to encourage public transit usage and Transportation Demand Management Policies.							
<p>Mitigation Measure Traf-1(b) A series of traffic signal system improvements are recommended in Downtown to accommodate the anticipated growth in travel. The following traffic signal system improvements are recommended as part of this mitigation measure:</p> <p>1. Implement Adaptive Traffic Signal Control System (ATCS) improvements throughout Downtown consistent with currently planned improvements on Ocean Boulevard and Atlantic Avenue. Streets that are proposed to be included in the ATCS as a mitigation measure for the Downtown Long Beach Strategic Plan include the following:</p> <ul style="list-style-type: none"> • Alamitos Avenue north of Ocean Boulevard • Pine Avenue north of Ocean Boulevard • Pacific Avenue north of Ocean Boulevard • 7th Street from I-710 to Alamitos Avenue • 6th Street from I-710 to Alamitos Avenue • Broadway from I-710 to Alamitos Avenue • Ocean Boulevard from Shoreline to Alamitos Avenue (to join the proposed system starting at Alamitos Avenue) • Others as needed, to be determined by the City Traffic Engineer and Public Works Director <p>2. Implement pan/tilt/zoom Closed Circuit Television Camera (CCTV) surveillance and communications with power and control capability to the Department of</p>	Review of the traffic impacts of individual development projects to determine whether listed improvements are needed at that time; implementation of planned improvements as necessary	Prior to issuance of occupancy permits	Once per individual development project	PWD, LBDS			

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<p>Public Works to monitor real-time traffic operations from rooftops of selected new buildings as needed and to be determined based on the location of appropriate new high-rise structures along the Alamitos Avenue, Shoreline Drive, and Ocean Boulevard corridors.</p> <p>3. Implement transit signal priority for Long Beach Boulevard and upgrade traffic signal system equipment and operations along the Blue Line light rail route.</p> <p>4. Upgrade and improve traffic signal equipment throughout Downtown for safety and operational enhancements.</p>							
<p>Mitigation Measure Traf-1(c) As part of this mitigation measure, a number of intersections would receive major or minor signal modifications, depending on their current status. In addition to the enhancements listed, other potential improvements that can be included are:</p> <ul style="list-style-type: none"> • Bicycle improvements (detection, signalization, etc.) • In-pavement LED crosswalk lights • Automatic pedestrian detection (i.e., infrared, microwave, or video detection) • Illuminated push buttons • Countdown pedestrian signals • Adaptive pedestrian clearance (increasing the flashing DON'T WALK time based on location of pedestrians in the crosswalk) • Enhanced signal equipment including mast arms, poles, signal heads, and other necessary enhancements for safety and operations <p>Communications enhancements as needed to tie the system together with the Traffic Control Center in City Hall</p>	<p>Review of the traffic impacts of individual development projects to determine whether listed improvements are needed at that time; implementation of planned improvements as necessary</p>	<p>Prior to issuance of building permits</p>	<p>Once per individual development project</p>	<p>PWD, LBDS</p>			
<p>Mitigation Measure Traf-1(d) <u>Traffic Calming and Pedestrian Amenities</u>. Appropriate traffic calming and pedestrian amenities shall be provided in conjunction with development projects. Potential improvements include corner curb extensions, enhanced paving of crosswalks,</p>	<p>Review and approval of improvement plans for individual development projects to verify compliance</p>	<p>Prior to issuance of building permits</p>	<p>Once per individual development project</p>	<p>PWD</p>			

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and pedestrian-activated signals at mid-block crossings to make it easier for pedestrians to cross the street and to make them more visible to motorists. Other potential improvements include wider sidewalks in locations where the existing sidewalks are less than 10 feet wide, pedestrian-scale street lights, and street furniture (City of Long Beach 2005).	with City requirements						
Traf-1(e) Currently, due to on-street parking, there is only one lane of travel on Alamitos Avenue in the southbound direction between 3rd Street and Broadway. Parking spaces on the west side of Alamitos Avenue will be removed, the street will be restriped and reconstructed, a bike lane will be added in each direction of travel, and the street will provide for two travel lanes in each direction plus exclusive left turn lanes from 7th Street to Ocean Boulevard. Traffic signal enhancements to implement the Alamitos Avenue improvements shall also be implemented as needed.	Review of the traffic impacts of individual development projects to determine whether listed improvements are needed at that time; implementation of planned improvements as necessary	Prior to issuance of building permits	Once per individual development project	PWD, LBDS			
Traf-1(f) Developments in the project area will be required to coordinate with area transit providers to accommodate and encourage transit use by residents and patrons. For non-residential sites, appropriate programs and facilities will be included to encourage car and van pooling, provide information on transportation alternatives, and encourage trip reduction strategies in accordance with the City's TDM policies for non-residential development.	Review and approval of improvement plans for individual development projects to verify compliance with City requirements	Prior to issuance of building permits	Once per individual development project	PWD, LBDS			
UTILITIES/SERVICE SYSTEMS							
Mitigation Measure Utilities-3(a) All construction related to Project implementation shall include verification by the construction contractor that all companies providing waste disposal services recycle all demolition and construction-related wastes. The contract specifying recycled waste service shall be submitted to the City Building Official prior to approval of the certificate of occupancy	Verification that construction specifications for individual development projects include use of a waste disposal company that recycles demolition and construction wastes	Prior to issuance of demolition or building permits	Once per individual development project	LBDS			
Mitigation Measure Utilities-3(b) In order to facilitate onsite separation and recycling of construction related	Review and approval of construction waste	Review and approval of	Once per individual	LBDS, OCM			

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wastes, all construction contractors shall provide temporary waste separation bins onsite during demolition and construction.	management plan for individual development projects; field verification of compliance	construction waste management plan prior to issuance of demolition permit; field verification during construction	development project for plan review; periodically throughout construction				
Mitigation Measure Utilities-3(c) All future developments in the Project area shall include recycling bins at appropriate locations to promote recycling of paper, metal, glass, and all other recyclable materials. Materials from these bins shall be collected on a regular basis consistent with the City's refuse disposal program.	Review and approval of final building plans for individual development projects; field verification of compliance	Building plan review and approval prior to issuance of building permit; field verification prior to issuance of occupancy permits	Once per individual development project for building plan review and approval; once for field verification	LBDS			
Mitigation Measure Utilities-3(d) All Project area residents and commercial tenants shall be provided with educational materials on the proper management and disposal of household hazardous waste, in accordance with educational materials made available by the Los Angeles County Department of Public Works.	Verification that educational materials are made available to project occupants of individual development projects	Prior to issuance of occupancy permits	Once per individual development project	LBDS			

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LEVINE ACT DISCLOSURE STATEMENT

California Government Code Section 84308, commonly referred to as the "Levine Act," prohibits any Long Beach City Councilmember, the Mayor, and Commissioner ("City Officer") from participating in any action related to a proceeding if they receive any political contributions totaling more than \$250 within the previous twelve months, while a proceeding is pending, and for 12 months following the date a final decision in a proceeding concerning a license, permit, entitlement, franchise or, contract (collectively "license, permit, or contract") has been made, from the person or company awarded the said license or contract. The Levine Act also requires a City Officer that has received such a contribution to disclose the contribution on the record of the proceeding.

City Officers are listed at the following sites:

- The Mayor and Councilmembers - <https://www.longbeach.gov/officials/>
- Harbor Commissioners - <https://polb.com/commission>
- Water Commissioners - <https://lbwater.org/about-us/current-water-commissioners/>
- Planning Commissioners - <https://www.longbeach.gov/mayor/action/commissions/>
- Parks and Recreation Commissioners - <https://www.longbeach.gov/mayor/action/commissions/>
- Board of Examiners, Appeals, and Condemnation - <https://www.longbeach.gov/mayor/action/commissions/>
- Cultural Heritage Commission - <https://www.longbeach.gov/mayor/action/commissions/>
- Long Beach Community Investment Company - <https://www.longbeach.gov/lbds/hn/lbcic/>

Proposers are responsible for accessing these links to review the names prior to answering the following questions.

1. Have you or your company, or any agent on behalf of you or your company, made any political contributions of more than \$250 to any City Officer in the 12 months preceding the date of the submission of your proposals or the anticipated date of any City Council, Board, or Commission action related to this license, permit, or contract?

YES

NO

If yes, please identify the City Officer(s):

2. Do you or your company, or any agency on behalf of you or your company, anticipate or plan to make any political contribution of more than \$250 to any City Officer in the 12 months following any City Council, Board, or Commission action related to this license, permit, or contract?

YES

NO

If yes, please identify the City Officer(s):

Answering yes to either of the two questions above does not preclude the City of Long Beach from awarding a license, permit, or contract to your firm or any taking any subsequent action related to the said license, permit, or contract. It does, however, preclude the identified City Officers from participating in any actions related to this license, permit, or contract.

3/30/23

Date



Signature of authorized individual

Tony Ditteaux, Vice President

Type or write name of authorized individual

See Below

Type or write name of company

Name of Company

LB Broadway Project Owner, L.L.C., a Delaware limited liability company

By: Long Beach Project Venture, L.P., a Delaware limited partnership, its managing member

By: CCH 121 Long Beach, L.P., a Delaware limited partnership, its general partner

By: Maple Multi-Family Development, L.L.C., a Texas limited liability company, its general partner