



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

December 3, 2015

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review and Tentative Tract Map to construct a 136-unit condominium complex and make a General Plan Conformity Finding to vacate portions of a public street and alley, located at 101 Alamitos Avenue in the Downtown Planned Development District (PD-30) and accept Categorical Exemption 15-148. (District 2)

APPLICANT: Sares Regis Group
c/o Dave Powers
18825 Bardeen Avenue
Irvine, CA 92612
(Application No. 1505-18)

DISCUSSION

This item was continued from the Planning Commission meeting of November 19, 2015, at the request of the applicant.

The project site is located on the north side of 1st Street, between Alamitos Avenue and Lime Avenue (Exhibit A – Location Map) and consists of three parcels and a portion of the public right-of-way. The site is located at the easterly edge of the East Village Arts District within the Downtown Planned Development District (PD-30).

The intent of PD-30 is to facilitate a range of housing types, businesses, shopping, services and entertainment functions, while enhancing mobility, urban design and open space within Downtown. The proposed project consists of a 136-unit condominium complex of seven stories above grade, with a subterranean and at-grade parking garage with 174 spaces. (Exhibit B - Plans & Photos). The project will have 2,560 square feet of retail, a 2,800-square-foot fitness center and a 1,863-square-foot lobby and leasing office.

A portion of the public alley known as Alta Way and a portion of Olive Avenue will be vacated to accommodate development of the project on a single parcel. The applicant proposes to combine three parcels, Alta Way, and Olive Avenue, into a consolidated parcel of 32,059 square feet. The consolidated parcel will be recorded as a Tentative Tract Map for 136 condominiums with individual ownership. The portion of Olive Avenue to be vacated has four on-street parking spaces and staff from the Department of Public Works has confirmed that at least four spaces will be replaced with restriping along 1st Street.

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The Downtown Plan Development Standards and Design Guidelines (PD-30) require that new develop emphasize proper massing, street wall design, pedestrian orientation, and compatibility with surrounding buildings, and provide outdoor space and the use natural Building materials. The proposed project has been designed to address these objectives through a building design that incorporates of a variety of high-quality materials, a prominent corner element, variable roof heights and colors, on-site and off-site landscaping, and the use of outdoor space to create visual interest.

The project is intended to offer a single building that incorporates several themes, based on the site orientation and design of each portion of the building. The portion of the building fronting Alamitos Avenue is intended to offer a larger scale and gives attention to larger residential massing to correlate with the major thoroughfare.

The entrance to the lobby is located on the ground floor of Alamitos Avenue and is aligned with 2nd Street to take full advantage of the view corridor with the incorporation of a distinct color palate, composite panel material, random window placement, and a pronounced recession of the lobby from the Alamitos Avenue facade. Ground floor activation along Alamitos Avenue is accomplished with a small plaza and seating area at the lobby entrance, glazing on the fitness center, canopies, and perimeter landscaping.

The 1st Street frontage is intended to introduce a smaller scale, reduced height, and upper-level setbacks so the southern and western areas of the project create a transition to the lower density residential properties. The placement of a third-story outdoor courtyard along the west side of the structure also contributes to the transition by preventing monolithic walls next to the adjacent residential structures.

The ground-level commercial uses would consist of pedestrian-oriented retail/restaurant uses with small outdoor plazas adjacent to the sidewalk at the corner of Alamitos Avenue and 1st Street. The project incorporates a corner element that offers active ground-floor uses, takes advantage of ocean views with a corner roof deck, and serves as a defining element for the project.

The portion of the building facing Broadway (north elevation) offers a variety of architectural features intended to create a moderate density massing effect with the use of popouts and recesses at greater intervals, window placement, varying roof heights, and balconies that do not extend significantly from the building façade. Also visible along the north elevation is the ground-level parking garage. The applicant proposes to screen the parking garage with the use of steel wire mesh material and vines to cover the exposed concrete.

The project will consist of 136 units, ranging in area from 650 square feet to 1,739 square feet including 10 studios, 101 one-bedroom units, and 25 two-bedroom units. Open space is provided with balconies, common indoor areas, a third-story common outdoor courtyard, and a common roof-deck. Features and amenities included in the common outdoor areas are lounge furniture, a water fountain, trellis-covered barbeque areas, raised planters, common seating areas and communal tables, and a fire pit. PD-30 requires the inclusion of a community room of at least 500 square feet and the applicant is proposing a 725 square feet community room adjacent to the seventh story roof deck.

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The parking garage consists of four levels of subterranean and at-grade parking containing 174 spaces, including 32 spaces in a tandem arrangement (18 percent of the total parking provided). PD-30 requires one parking space per unit and one parking space for every four units for guest parking; and exempts up to 6,000 square feet of commercial space from any parking requirements. As the project includes 136 dwelling units and 2,560 square feet of retail, the parking requirement is 170 spaces. With 174 spaces proposed, the project exceeds PD-30 parking requirements by 4 spaces.

The subject site is comprised of three parcels separated by a public alley (Alta Way) and includes a portion of public right-of-way (Olive Avenue) adjacent to Alamitos Avenue, as shown on page 8 of submitted plans. The site is currently developed with a vacant restaurant building and a small privately operated public parking lot. In order to development condominiums, a Tentative Tract Map is proposed to combine the three parcels, the alley, and a portion of Olive Avenue (alley and street vacation) into a single parcel with 136 condominiums under individual ownership. A Tentative Map can be approved by the Planning Commission when positive findings can be made regarding General Plan and Specific Plan compliance. The proposed development is consistent with the requirements of the General Plan as it will create additional housing and provide home ownership opportunities in the downtown area (Exhibit C – Findings & Conditions).

As the project requires the vacation of a portion of the public alley and the street known as Alta Way and Olive Avenue respectively, the Planning Commission must find that the vacation is in conformance with the General Plan, pursuant to California Government Code Section 65402. Positive General Plan consistency findings have been made for the Land Use and Mobility Elements of the General Plan. The Land Use Element categorizes the City's 21 land use districts which provide general guidance as to the type and density of land uses considered appropriate. The project site is located in Land Use District (LUD) 7-Mixed Use which is intended to blend different land uses in an effort to vitalize the City's urban structure. The proposed alley and street vacation and related development is consistent with this land use designation as the proposed development will add quality dwelling units to the downtown housing stock and increase housing choice.

A key goal of the Mobility Element is to establish a transportation system which can provide sufficient mobility for people and goods throughout the City while accommodating reasonable, balanced growth. The proposed alley vacation will not degrade circulation in the area of the project, in the downtown area or the region, nor will it contradict any policies or objectives in the Mobility Element. As designed, the proposed development reflects the Mobility Element's intent to locate both mixed-use and high-density residential developments within walking distance of major transit stations or stops, such as the Metro Blue Line rail stations along nearby Long Beach Boulevard. Further, the vacation of Alta Way and Olive Avenue will facilitate development of two prominent corridors within Downtown (Exhibit D – Tentative Tract Map) with a project that is readily accessible to pedestrians, bicyclists, and motorists, consistent with the goals of the Mobility Element.

The proposed project meets the intent of PD-30 with regard to scaling, pedestrian compatibility, quality architectural design, outdoor space and housing. Furthermore, the project serves as a gateway to the East Village Arts District. Fittingly to its location, the

project will include a public art component that acknowledges its location in this district. The Site Plan Review Committee and staff determined that the project architecture, design and layout are compatible with the surrounding area and that the project will increase housing opportunities within the downtown. Staff therefore recommends approval of the Site Plan Review, Tentative Tract Map, and the General Plan Conformity Findings for construction of 136 condominium units in conjunction with an alley and public street vacation, subject to conditions of approval.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on November 18, 2015, as required by the Long Beach Municipal Code. Staff has received thirty-two letters in opposition and one letter from the Downtown Long Beach Associates (DLBA) in support of the project, as of the date of preparation of this report. The letters in opposition site CEQA compliance and downtown parking issues as major concerns for the project.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 15-148) was issued for the proposed project (Exhibit E – Categorical Exemption).

Respectfully Submitted,


601 JEFF WINKLEPLECK
CURRENT PLANNING OFFICER

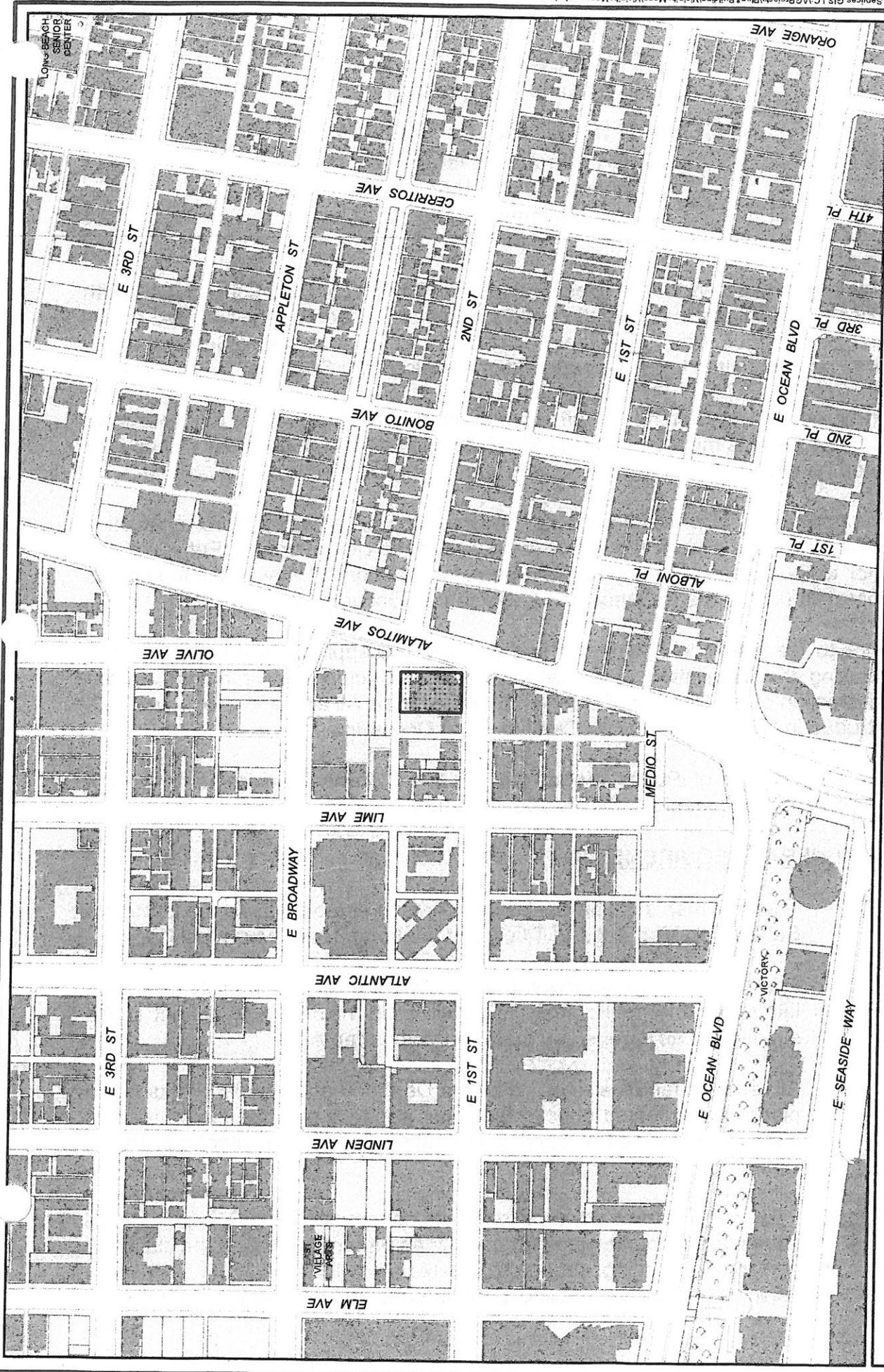

LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER


AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:JW:CJ

P:\Planning\PC Staff Reports (Pending)\2015-12-03\Staff Report – 101 Alamos – 1505-18

- Exhibits: A. Location Map
B. Plans & Photos
C. Findings & Conditions
D. Tentative Tract Map depicting proposed alley and street vacation
E. Categorical Exemption No. 15-148



Subject Property:
 101 Alamitos Ave
 Application No. 1505-18
 Council District 2
 Zoning Code : PD-30

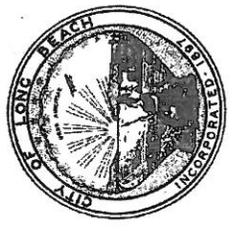


Exhibit A



**SITE PLAN REVIEW
TENTATIVE TRACT MAP
CONDITIONS OF APPROVAL**

**101 Alamitos Avenue
Application No. 1505-18
Date: December 3, 2015**

1. This approval allows for the construction of a 136-unit condominium complex with 174 parking spaces in conjunction with an alley and street vacation located at 101 Alamitos Avenue. Site development shall conform to plans dated September 21, 2015 and submitted to the Department of Development Services.
2. The proposed development shall comply with the requirements of the Downtown Planned Development District (PD-30) Ordinance and the Conditions of Approval listed herein.
3. The applicant shall be required to submit an application for the right-of-way vacation of Alta Way and a portion of Olive Avenue with the Department of Public Works, prior to the issuance of any building permits. The right-of-way vacation shall be approved prior to the issuance of a Certificate of Occupancy.
4. Prior to the issuance of any building permits, the applicant shall submit plans detailing the installation of art displays such as sculptures or murals, to the satisfaction of the Director of Development Services. All art installations are to be included in final inspections for Certificates of Occupancy.
5. The Department of Public Works submits the following requirements for the proposed development at 101 Alamitos Avenue:

GENERAL REQUIREMENTS

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All required facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, the Subdivider shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

PUBLIC RIGHT-OF-WAY

- e. The Subdivider's site plan proposes right-of-way vacations by separate instrument. Due to the uncertainty of right-of-way vacations the Developer shall successfully complete the proposed right-of-way vacation prior to final map approval and to the satisfaction of the Director of Public Works. Note: The Developer's site plan proposes to vacate the easterly portion of the Alta Way alley and the Olive Avenue remnant right of way, and illustrates that the vacated area adjacent to the property located at 725 East First Street will revert to the development property. Subject to the developer providing to Public Works written evidence that the total vacated rights-of-way will be acquired for the development, Public Works approves the right-of-way vacation to move forward. Successfully vacating the above stated rights-of-way shall also be subject to satisfying California Streets and Highway Code Section 8320-8325.
- f. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If it's determined during construction plan review that a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication shall be provided.
- g. The Subdivider shall provide easements to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency and shall show on the map.
- h. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map filing.

OFF-SITE IMPROVEMENTS

- i. The Subdivider shall submit grading and related storm drain plans with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Development Services, and the Director of Public Works prior to approval of the final map approval.

- j. The Subdivider shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.
- k. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- l. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- m. A successful vacation of the Olive Avenue remnant right-of-way shall require Alamitos Avenue to be improved with new asphalt concrete street pavement; and concrete sidewalk and storm drain catch basin. The Subdivider shall construct a 45-foot half width right-of-way adjacent to the development site to have a 12-foot wide PCC paved sidewalk and 33-foot-wide roadway. All street fixtures within the improved rights-of-way adjacent to the development site along Alamitos Avenue shall be relocated to the satisfaction of the Director of Public Works.
- n. The Developer shall repair the cracked and uplifted section of sidewalk pavement, curb and curb gutter adjacent to the development site along First Street. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- o. The Subdivider's site plan proposes decorative sidewalk pavement extending from the buildings main entrance on Alamitos Avenue into the public sidewalk. The Subdivider shall record in the CC&R's an agreement that the building association will be responsible for installing and maintaining the specialty pavement including that portion that encroaches into the public right-of-way. A copy of said agreement shall be submitted to the Long Beach Public Works Department for review and approval prior to final map approval.

- p. The Subdivider shall remove and reconstruct the entire width of the East Alta Way alley pavement, from Lime Avenue to the easterly ROW line of Marietta Court, and Marietta Court from First Street to the northerly line of East Alta Way. Alley improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- q. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- r. The Subdivider shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting alley improvement plans to the Department of Public Works.
- s. All public utilities fixtures including power poles and any obstructions within the proposed vacated portions of public rights-of-way shall be removed and/or relocated by the Subdivider at his expense.
- t. The Subdivider shall provide for tree wells, new street trees with root barriers and irrigation along Alamitos Avenue adjacent to the development site per the requirements of Long Beach Municipal Code Section 21.42.050. The Subdivider and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project to the satisfaction of the Director of Public Works.
- u. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- v. All rough grading shall be completed prior to the approval of the final map. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the final map approval.
- w. The Subdivider shall provide for any modification to the existing storm drain system required in connection with the proposed development. Storm drain plans shall be submitted to Public Works for review and approval. An excavation permit issued by the Department of Public Works is required for all excavation work in the public right-of-way. Contact Russ Caveness for information about excavation permits at (310) 570-6530. If applicable, the proposed storm drain system must be reviewed and approved and accepted for operations and maintenance by the County of

Los Angeles Department of Public Works at 626-458-4921 to initiate plan review. The Subdivider shall also provide said plans to the Director of Public Works for review prior to approval of the final map.

- x. The Subdivider shall install streetlights along Alamitos Avenue adjacent to the development site. Street lighting system plans with lighting calculations shall be submitted to the Director of Public Works for review and approval prior to approval of the final map.

TRAFFIC & TRANSPORTATION

- y. There are high volume Long Beach Transit bus stops on First Street and Alamitos Avenue adjacent to the development site. Architectural design for this project should reflect the presence of the bus stops. Ideally, amenities such as a roof overhang for shelter and architectural seating for bus patrons should be integrated into the project. Sidewalk with enhanced paving should be provided for the bus stop per Long Beach Transit standards. Developer shall collaborate with Long Beach Transit and the City's Urban Design Officer to take advantage of this opportunity.
- z. The Subdivider shall submit detailed off-site improvement plans to Long Beach Transit and coordinate design and construction issues with transit staff to ensure that construction does not interfere with transit bus operations along First Street and Alamitos Avenue. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 599-8753.
- aa. The Subdivider shall provide for the re-striping of First Street and Alamitos Avenue adjacent to the project site, including the bike lane, in accordance with approved plans and to the satisfaction of the City Traffic Engineer. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331 for traffic striping standards and requirements.
- bb. The Subdivider shall provide for all new traffic signs that are required to be removed or relocated to accommodate the new construction within the public right-of-way. All traffic signs shall be installed to the satisfaction of the City Traffic Engineer.
- cc. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as a result of construction activities to the satisfaction of the City Traffic Engineer.
- dd. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- ee. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the

project site.

- ff. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the California Manual On Uniform Traffic Control Devices (CMUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- gg. Public improvements adjacent to the project site shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

LONG TERM MAINTENANCE

- hh. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.
6. The applicant shall comply with all comments from the Long Beach Police, Gas & Oil, Public Works, Water, Fire and Building Departments.
 7. An EV charging station shall be provided within the guest parking area. The location of the charging station shall be indicated on plans submitted for plan check, prior to the issuance of a building permit.
 8. Prior to the issuance of any building permits, the applicant shall submit plans detailing the installation of art pieces, sculptures or murals as a part of the project to help serve as a gateway to the East Village Arts District, to the satisfaction of the Director of Development Services. Any art installed on the project site shall be included in final inspections for Certificates of Occupancy.
 9. The applicant shall execute and record Covenants, Conditions, and Restrictions (CC&R's) against the title of the property. A copy of the CC&R's shall be submitted for the review and approval of the Director of Development Services prior to approval of the Final Map by the Planning Bureau. The CC&R's shall include the following provisions:
 - a. The condominium consists of 136 residential units and 170 parking spaces for residents and their guests.
 - b. The Homeowner's Association shall be responsible for the operation

and maintenance of the private sewer system connected to the public sewer and site drainage system.

- c. The Homeowner's Association shall be responsible for the maintenance of the common areas and facilities and any abutting public right-of-way landscaping along Alamitos Avenue and 1st Street.

Standard Conditions:

10. 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.
11. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
12. The plans submitted for plan review must 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.
13. Prior to the issuance of a building permit, the applicant must 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.
14. 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.
15. All rooftop mechanical equipment shall be fully screened from public view in compliance with the Section 21.31.265 of the Zoning Code and PD-6 standards for rooftop screening. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.

16. 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.
17. 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.
18. 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.
19. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
20. 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.
21. 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.
22. Prior to issuance of any Grading or Building Permit, the applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.
23. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
24. 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, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.

25. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services. 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.
26. 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.
27. 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.
28. 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.
29. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
30. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
31. 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.

32. 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
33. This permit and all development rights hereunder shall terminate one year from the effective date final action 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 one-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
34. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
35. 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.
36. 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).
37. 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.
38. 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.
39. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.

40. 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.
41. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
42. Any graffiti found on site must be removed within 24 hours of its appearance.
43. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
44. Exterior utilities such as the Fire Department Connection, backflow device and transformers shall be fully screened by landscaping to the satisfaction of the Director of Development Services.
45. Prior to issuance of any Grading or Building Permit, the Project Applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.
46. 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 NOTICE of EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[] L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 15-148

Project Title: CE 15-148

Project Location/Address: 101 Alamitos Avenue

Project/Activity Description: A Site Plan Review, Tentative Tract Map, and General Plan Conformity Finding to construct a 136-unit condominium complex in conjunction with a public alley and street vacation.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Dave Powers for Sares Regis

Mailing Address: 18825 Bardeen Avenue

Phone Number: 949-809-2502

Applicant Signature:

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1505-18

Planner's Initials: CJ

Required Permits: Site Plan Review, Tentative Tract Map, General Plan Conformity Finding

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15332, Class 32, In-Fill Development Project

Statement of support for this finding: Project meets conditions for Class 32 exemption: consistent with general plan and zoning designations, site less than 5 acres, no habitat value, no significant effects to traffic, noise, air or water quality, and served by required utilities/public services.

Contact Person: Craig Chaffant

Contact Phone: 562-970-6368

Signature: [Handwritten Signature]

Date: 10/20/15