

# CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194

## H-3 Attachment #1

July 6, 2006

CHAIRMAN AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**SUBJECT:** Request for approval of a Zone Change from Three Family Residential District (R-3-S) to Community R-4-N District (CCN), Site Plan Review, Tentative Tract Map for a three-story, 32-unit condominium complex and a Standards Variance to allow an architectural feature 40'-3" in height (instead of not more than 38'-0" in height). (Council District 4)

**LOCATION:** 4200 E. Anaheim Street

**APPLICANT:** 4200 Anaheim LLC c/o Gerald Sappington  
17461 Derian Ave., #108  
Irvine, CA 92614

### RECOMMENDATION

1. Certify Negative Declaration No. ND 05-06; and
2. Recommend that the City Council Approve the Zone Change from Three Family Residential (R-3-S) to Community R-4-N District (CCN); and
3. Approve the Site Plan Review, Tentative Tract Map No. 065281 and Standards Variance, subject to conditions.

### REASON FOR RECOMMENDATION

1. The proposal is consistent with the Subdivision Regulations, Zoning Ordinance (as amended), the Land Use Element of the General Plan; and
2. The proposed subdivision will provide increased home ownership opportunities; and
3. The proposed project is attractively designed; and
4. Positive findings can be made to grant the Standards Variance.

### DISCUSSION

The subject property is a vacant 32,571 square foot lot (after dedication) that is located on the southeast corner of Anaheim Street and Roswell Avenue. The site has a zoning

designation of Community R-4-N District (CCN) and Three Family Residential District (R-3-S).

The site was most recently occupied by Eddie's Market (liquor store) which was demolished in 2003/2004. The applicant is requesting approval to allow the construction of a three-story complex that consists of a total of thirty-two (32) condominiums over a semi-subterranean parking garage.

The proposed project is comprised of four separate buildings that surround a courtyard. The project's unit mix is made up of six (6) one-bedroom condominiums and twenty-six (26) two-bedroom condominiums. The one-bedroom units range in size from 813 square feet to 821 square feet and the two-bedroom units range in size from 1,041 square feet to 1,514 square feet.

The project has been reviewed by the Site Plan Review Committee on two different occasions. In addition, the City contracted with Pugh-Scarpa Architecture to assist with project design. The architect also worked with the City's Urban Design Officer and incorporated recommended elements to add architectural interest and increase the overall aesthetics of the project. The architecture is contemporary in design and utilizes smooth stucco and metal siding as the primary materials. The metal siding is used to create strong vertical elements that help to break up the horizontal massing. In addition, the architect used parapets and other features of varying slopes to create interest and break up the roofline.

Ingress/egress to the proposed project is off Roswell Avenue via a single 20' wide driveway. The project is required to provide 69 on-site parking spaces per code. A total of 70 parking spaces are provided within the subterranean garage. In addition, the project is conditioned to replace all unused curb cuts with full-height curb and gutter. There are two existing curb cuts along Anaheim Street that will be closed which will create additional area for legal street parking.

The Applicant presented the proposed project to the Recreation Park Neighborhood Coalition and the East Anaheim Business Alliance to identify any concerns that the groups might have and answer questions. According to Mercedes McLemore, the area's Community Planner, the project was well received by Recreation Park Neighborhood Coalition. Staff has not received any objections to the project from the East Anaheim Business Alliance.

A summary of the surrounding land uses is as follows:

	ZONING	GENERAL PLAN	LAND USE
Project Site	CCN/ R-3-S	Lud#8M (Mixed office/residential strip)	Vacant
North	CCN	Lud#8M (Mixed office/residential strip)	Commercial/Residential
South	R-3-S	Lud#3B (Moderate density residential)	Residential
East	CCN/ R-3-S	Lud#3B (Moderate density residential)	Residential
West	CCN/ R-3-S	Lud#3B (Moderate density residential)	Commercial/Residential

### **ENTITLEMENT SUMMARY**

- **Zone Change**

The subject site currently has two zoning designations that are Community R-4-N District (CCN) and Three Family Residential (R-3-S). The majority of the property is zoned CCN with only the southeast and southwest corners zoned R-3-S. The proposed zone change would rezone the two R-3-S areas to CCN so the entire property would have the same designation.

- **Site Plan Review**

The Long Beach Municipal Code requires Site Plan Review for all new construction projects on City land with a building floor area of 500 square feet or greater. The Site Plan Review process is required to assure the highest quality of land planning and design is incorporated into the development and to ensure that new projects are compatible with existing neighborhoods in terms of scale, style and construction materials.

- **Tentative Tract Map**

The tentative tract map will permit the Applicant to proceed with the condominium mapping process that will result in the sale of individual units.

- **Standards Variance**

The maximum building height permitted by the Community R-4-N District (CCN) is 38'-0". The applicant is proposing architectural elements with a height of 40'-3". The elements are sloping parapets and occur primarily at the corners of the project. The elements add to the overall aesthetic quality of the project and serve to enhance the architectural interest of the building.

### **CURRENT ACTION REQUESTED**

The action requested is the approval of Site Plan Review, Tentative Tract Map and Standards Variance. Requests for these entitlements may be granted only when the Planning Commission makes positive findings pursuant to Section 20.12.100 of the Long Beach Municipal Code. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of the proceedings.

### **ZONE CHANGE FINDINGS**

**A. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA.**

The proposed Zone Change from Three Family Residential District (R-3-S) to Community R-4-N District (CCN) will create consistent zoning for the project parcel. The proposed zoning is consistent with the zoning on the majority of the site as well as the zoning for adjacent properties that front on Anaheim Street.

**B. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.**

The general plan designation for this site is Mixed Office/Residential Strip District (LUD #8M) that allows for the type of higher-density project that is being proposed. The Mixed Office/Residential Strip District also recommends that parking for residential uses should be provided within the buildings and that vehicle access should be from side streets or alleys if possible. The project meets both of these recommendations.

**C. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN WILL BE FULLY MET.**

The proposed rezoning does not involve areas of the city zoned for mobile home park use.

### **SITE PLAN REVIEW FINDINGS**

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

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

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

The design conforms to the general plan. The project is not subject to any special design guidelines or specific plans.

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

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

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

The proposed improvements in the public right-of-way do not exceed the likely impacts of the proposed project coupled with cumulative development.

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

Not applicable.

#### **TENTATIVE TRACT MAP FINDINGS**

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

The General Plan Land Use Designation (LUD) for the subject site is LUD No.8M, Mixed Office/Residential Strip District and has a zoning designation of CCN (as amended). The proposed subdivision complies with the subdivision requirements and the proposed map is consistent with the General Plan.

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

The proposed subdivision is consistent with Land Use District No. 8M (Mixed Office/Residential Strip) as well as the City's subdivision ordinance. The conditions imposed on the subdivision will allow for improvements of the thirty-two (32) units that will be consistent with the CCN district. Therefore, the subdivision is consistent with the General Plan and other applicable plans.

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

The site is physically suitable for the type of development. The site can provide proper access for both pedestrians and vehicles.

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

The site is physically suitable for the proposed density of the development. No unique characteristics exist which would prevent safe access and full utilization of the property.

**5. THAT THE DESIGN OF THE SUBDIVISION OR PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;**

No fish or wildlife habitat exists on the site or in the near vicinity, therefore no significant adverse environmental impacts will occur as a result of the proposed tentative tract map.

**6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

No detrimental impacts to the general welfare of the public are foreseen as a result of the proposed project. The conditions of approval for the proposed map will ensure that any potential negative impacts will be avoided.

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

All concerned City departments were notified and had an opportunity to review the tract map. Based on the comments received from these departments, Staff has determined that the proposed tract map will not conflict with any public access easements.

**STANDARDS VARIANCE FINDINGS**

**A. THE SITE OR THE IMPROVEMENTS ON THE SITE ARE PHYSICALLY UNIQUE WHEN COMPARED TO OTHER SITES IN THE SAME ZONE.**

The proposed improvements related to the requested standards variance for the site are incorporated to increase the architectural interest of the project and upgrade the overall aesthetics. The Standards Variance request is minor in nature as it includes a sloping parapet primarily at the corners of the project. The inclusion of the element is physically unique when compared to other sites in the same zone.

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

The architecture that is proposed for the project unique in nature and the granting of the Standards Variance will not constitute a grant of special privilege.

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

With the incorporation of the conditions of approval, the variance will not cause substantial adverse effects upon the community.

- D. IN THE COASTAL ZONE, THE VARIANCE WILL CARRY OUT THE LOCAL COASTAL PROGRAM AND WILL NOT INTERFERE WITH PHYSICAL, VISUAL AND PSYCHOLOGICAL ASPECTS OF ACCESS TO OR ALONG THE COAST.**

The subject site is not located within the Coastal Zone.

#### **PUBLIC HEARING NOTICE**

A total of 114 Public Hearing Notices were mailed on June 20, 2006 to all owners of properties within a 300-foot radius of the project site, and the elected representative of the 4<sup>th</sup> Council District.

#### **REDEVELOPMENT REVIEW**

The project is not located within a Redevelopment District.

#### **ENVIRONMENTAL REVIEW**

A Mitigated Negative Declaration (ND 05-06) was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act and is attached for your review.


#### **IT IS RECOMMENDED THAT THE PLANNING COMMISSION:**

1. Certify Mitigated Negative Declaration No.05-06; and
2. Recommend that the City Council approve the Zone Change from Three Family Residential District (R-3-S) to Community R-4-N District; and

3. Approve the Site Plan Review and Tentative Tract Map No. 065281, subject to conditions.

Respectfully submitted,

SUZANNE M. FRICK  
DIRECTOR OF PLANNING AND BUILDING

By:   
JEFF WINKLEPLECK  
PLANNER

Approved:   
CAROLYNE BIHN  
ZONING OFFICER

CB:jw

Attachments:

1. Conditions of Approval
2. Negative Declaration ND-05-06
3. Maps and Photographs



**CONDITIONS OF APPROVAL  
SITE PLAN REVIEW/ TENTATIVE TRACT MAP/ STANDARDS  
VARIANCE**

**Case No. 0505-19  
Date: July 6, 2006**

1. The final map shall be prepared in accordance with the approved Vesting Tentative Tract Map and shall be recorded with the L.A. County Recorder's Office within thirty-six (36) months from the date of the Notice of Final Action (or, if in the appealable area of the Coastal Zone, 21 day after the local final action date) of the tentative map. If the Final Map cannot be recorded within the thirty-six (36) month period, the subdivider can request a time extension. The time extension request shall be submitted to the Zoning Administrator for review and approval as per Section 21.21.406 of the Zoning Regulations.
2. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days form the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
3. Violation of any of the conditions of this permit shall be cause for the issuance of an infraction, citation, prosecution, and/or revocation and termination of all rights thereunder by the City of Long Beach.
4. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on all plans submitted for plan review.
5. The developer must comply with all mitigation measures of the applicable Environmental Review (ND 05-06) prior to the issuance of a Certificate of Occupancy. These mitigation measures, if applicable, must be printed on all plans submitted for plan review.
6. Approval of this development is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection

Conditions of Approval

Case No. 0505-19

Date: 07/06/06

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- fees and other similar fees based upon additional facilities needed to accommodate new development at established City service levels standards, including, but not limited to, sewer capacity charges, Park Fees, and Transportation Impact Fees.
7. The Director of Planning and Building is authorized to make minor modifications to the approved concept design plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
  8. Site development, including landscaping, shall conform to plans approved on file in the Department of Planning and Building.
  9. The property shall be developed and maintained in a neat, quiet and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of the exterior facades of the buildings and all landscaping surrounding the building including all public parkways.
  10. All structures shall conform to Building Code requirements. Notwithstanding this review, all required permits from the Building and Safety Bureau must be secured.
  11. Any graffiti found on site must be removed within 24 hours of its appearance.
  12. Site preparation and construction shall be conducted in a manner which minimizes dust.
  13. Demolition, site preparation, and construction activities are limited to the hours between 7:30 a.m. and 6:00 p.m., except for pouring of concrete which may occur as needed.
  14. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.
  15. All stucco surfaces shall have a smooth fine sand stucco finish.
  16. The Applicant shall comply with the provisions of Chapter 21.60 of the Long Beach Municipal Code for the maintenance of units according to Housing Authority procedures.

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17. Trash bins shall be fully enclosed at all times. If the proposed enclosure does not meet the capacity needs for the complex, an additional enclosure shall be required.
18. The Developer shall fully screen any utility meters or equipment to the satisfaction of the Director of Planning and Building.
19. The Department of Public Works recommends that a final tract map be processed for this subdivision project.
20. The final map shall be based upon criteria established by the Director of Public Works.
21. Prior to approval of the final map, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by Section 66436 (c)(1) of the Subdivision Map Act.
22. All required facilities required by the Department of Public Works not in place and accepted prior to the approval of the map must be guaranteed by cash deposit or bond to the satisfaction of the Director of Public Works.
23. The Subdivider 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 bus stop on East Anaheim Street. Contact Ed King, Director of Operations, at (562) 591-8753.
24. The Subdivider shall dedicate 2.5 feet along the northerly line of the project site (adjacent to the existing sidewalk on East Anaheim Street) for public sidewalk purposes and improve this area with minimum 3-inch concrete pavement. Any trees, light poles, power poles, service utilities, signs, bollards, pipes, fences or walls, trash enclosures, raised curbing, or other structures within the proposed sidewalk widening shall be removed or relocated by the Subdivider at his expense, or shall agree to have them removed or relocated when requested by the Director of Public Works.
25. Easements shall be provided to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency and shown on the map.
26. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until after the final map is filed with the County Recorder. If easements are granted after the date of tentative map approval and prior to the final map recordation, a notice of subordination must be executed by the third-party easement

27. Demolition and reconstruction of curb, gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic signal modifications and installations, traffic striping and signing, street tree removals and plantings in the public-right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the public-right-of-way must be obtained from the Public Works counter, 10<sup>th</sup> Floor of City Hall, 333 West Ocean Blvd., telephone (562) 570-6784.
28. All work within the public-right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability Insurance and an endorsement evidencing minimum limits of required general liability insurance.
29. 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 Developer to the satisfaction of the Director of Public Works.
30. 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 map.
31. The Subdivider shall reconstruct the portion of sidewalk on East Anaheim Street between the easterly property line and the edge of the colored concrete improvements. All sidewalk improvements shall be constructed with minimum 3-inch concrete pavement.
32. The Subdivider shall reconstruct cracked, broken, or deteriorated sections of concrete sidewalk on Roswell Avenue to the satisfaction of the Director of Public Works.
33. The 2.5 foot dedicated sidewalk area adjacent to the colored concrete sidewalk shall be constructed with 'Chromix' Admixture C-34 'Dark Gray' concrete color admixture for integral color as manufactured by L.M. Scofield Company, Davis Colors, Colorfull Admixtures, Inc., or approved equal. Color concrete sealer by the same manufacturer. Sandblasting shall be performed to provide for a medium sandblast finish. All sand aggregate used for sandblast shall be recovered and removed from the construction site.

34. The Subdivider shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with project construction and reconstruction within the public right-of-way.
35. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter, and sidewalk. All sidewalk improvements shall be constructed with minimum 3-inch concrete pavement. 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 requirements.
36. The Subdivider shall provide for 4-foot square tree wells, new street trees with root barrier and irrigation on East Anaheim Street, adjacent to the project site. Also, trees with root barrier, irrigation, and groundcover, shall be installed within the parkway on Roswell Avenue. The Subdivider and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
37. 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.
38. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
39. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
40. 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 Planning and Building Services, and the Director of Public Works prior to approval of the final map.
41. The Subdivider shall submit detailed engineering and street improvement plans to the Department of Public Works for review and approval.
42. After completion of the required off-site improvements, the Subdivider or project representative shall contact the Engineering Bureau to initiate the process of clearing any Public Works holds attached to the development project. Contact Jorge M. Magaña, Civil Engineering Associate, at (562) 570-6678.
43. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, sidewalk, parkway, street trees and other landscaping, including

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.

44. The applicant shall cause to be prepared C, C & R's for this project. A copy of the C, C & R's are to be provided to the Director of Planning and Building for approval prior to being sent to the Department of Real Estate and recorded with the County Recorder.
45. The C, C & R's shall be executed and recorded against the title of the parcel and shall contain the following provisions (provisions shall also be noted on the final map):
  - a. The subject condominium project consists of thirty-two (32) residential units; and
  - b. A minimum of sixty-nine (69) parking spaces will be permanently maintained as parking facilities for the project. The spaces shall be permanently assigned to a specific unit and labeled thusly or assigned as guest parking and labeled thusly. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, sold or given to others not a resident(s) of the condominium unit within the development. These statements shall also be noted on the final map; and
  - c. The common areas and facilities for the condominium shall be clearly described including a parking assignment plan; and
  - d. The Homeowner's Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the building, the abutting street trees, parkways and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the C, C & R's; and
  - e. Graffiti removal shall be the responsibility of the Homeowners Association and shall be removed within 24 hours; and
  - f. A clear, detailed and concise written description of the common areas and facilities of the condominium shall be provided. This information shall be included on the final map.
  - g. Individual homeowners shall be jointly liable and responsible for any costs of corrections due to building or property maintenance code enforcement actions.
46. Separate permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
47. Site development, including landscaping, shall conform to the approved plans on file

Conditions of Approval

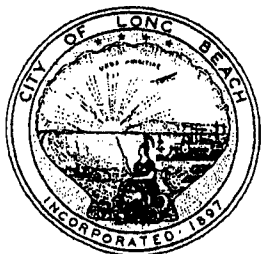
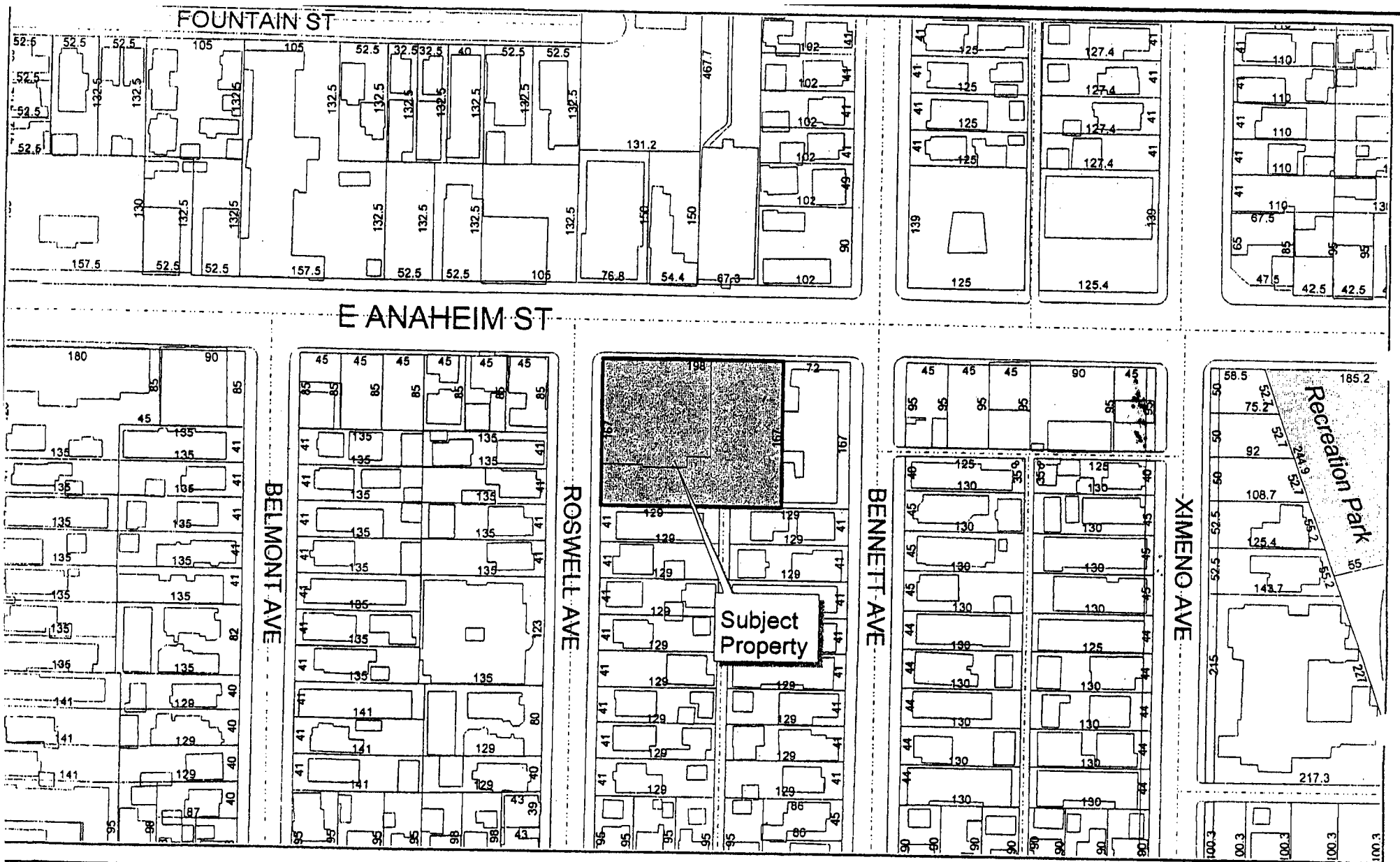
Case No. 0505-19

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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.

48. The Applicant and/or successors is encouraged to utilize and incorporate energy conserving equipment, lighting and related features with the project to the greatest extent possible.
49. 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.
50. Applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
51. 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. For additional information, contact James Dickey at (562) 570-5805.



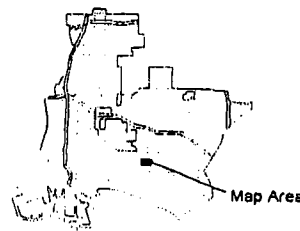
## SUBJECT PROPERTY:

4200 E Anaheim St.

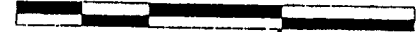
Case No. 0505-19

Council District 4

Zone: CCN



100 0 100 200 Feet



Scale = 1:1,800





# CITY OF LONG BEACH

Planning Commission

333 West Ocean Boulevard, 5th Floor

Long Beach, CA 90802

FAX (562) 570-6610

ENVIRONMENTAL PLANNING

\$25.00 FILING FEE

## NOTICE OF PREPARATION

To: Office of the County Clerk  
Environmental Filings  
12400 E. Imperial Highway, #1101  
Norwalk, CA 90650

From: Community & Environmental Planning Division  
Department of Planning and Building  
333 West Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for period of 20 days. Enclosed is the required fee of \$25.00 for processing.

Notice is hereby given that the Long Beach City Planning Commission, Lead Agency for purposes of CEQA, proposes to adopt a Mitigated Negative Declaration for the project listed below:

**1. Project Location:**

4200 E. Anaheim Street

**2. Project Title:**

4200 E. Anaheim, LLC.

**3. Project Description:**

The proposed project would be a residential development at the southeast corner of Anaheim Street and Roswell Avenue. The three-story, single-building development would consist of 32 condominium units and 70 appurtenant parking spaces located in a semi-subterranean garage.

**4. Review period during which the Lead Agency will receive comments on the proposed Negative Declaration:**

Starting Date: June 16, 2006

Ending Date: July 5, 2006

**5. Public Meeting of the Planning Commission**

Date: July 6, 2006

Time: 1:30 p.m.

Location: City Council Chambers  
Long Beach City Hall  
333 West Ocean Boulevard, Plaza Level

6. Copies of the report and all referenced documents are available for review by contacting the undersigned, or on the web at: [www.longbeach.gov/plan/pb/epd/er.asp](http://www.longbeach.gov/plan/pb/epd/er.asp).
7. The site is not on any list as enumerated under Section 65965.5 of the California Government Code.
8. The Initial Study may find significant adverse impacts to occur to the following resource areas:  
Air Quality, NPDES, Noise

For additional information contact:

Mark Hungerford  
Planner

562-570-6108

CITY OF LONG BEACH  
PLANNING COMMISSION

MITIGATED NEGATIVE DECLARATION

**PROJECT:**

I. TITLE:

4200 E. Anaheim, LLC.

II. PROPONENT

Gerald Sappington  
17461 Derian Avenue #108  
Irvine, CA 92614

III. DESCRIPTION

The proposed project would be a residential development at the southeast corner of Anaheim Street and Roswell Avenue. The three-story, single-building development would consist of 32 condominium units and 70 appurtenant parking spaces located in a semi-subterranean garage.

IV. LOCATION

4200 E. Anaheim Street

V. HEARING DATE & TIME

July 6, 2006 1:30 p.m.

VI. HEARING LOCATION

City Council Chambers  
Long Beach City Hall  
333 West Ocean Boulevard, Plaza Level

**FINDING:**

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature: \_\_\_\_\_



Date: 06/16/06

- \* If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

4200 E. Anaheim, LLC.

INITIAL STUDY



*Prep*

**City of Long Beach**  
Department of Planning and Building  
Community and Environmental Planning

## INITIAL STUDY

**1. Project title:**

4200 E. Anaheim, LLC.

**2. Lead agency name and address:**

Long Beach Planning Commission  
333 West Ocean Boulevard  
Long Beach, CA 90802

**3. Contact person and phone number:**

Mark Hungerford  
562-570-6108

**4. Project location:**

4200 E. Anaheim Street

**5. Project sponsor's name and address:**

Gerald Sappington  
17461 Derian Avenue #108  
Irvine, CA 92614

**6. General Plan:**

LAND USE DISTRICT #8M: MIXED OFFICE/RESIDENTIAL STRIP

According to the Land Use Element of the General Plan, the intent of LUD #8M is "to encourage a mix of free-standing office buildings with free-standing residential buildings, with the provision for some retail uses in the ground floors of each...or in separate structures."

**7 Zoning:**

COMMUNITY R-4-N DISTRICT (CCN) and THREE-FAMILY RESIDENTIAL DISTRICT (R-3-S)

The project site is located primarily in the CCN Zoning District, a mixed-use commercial district which permits retail and service uses along with "medium density residential development at R-4-N densities." Two small sections of the project site, both located along the southern property line, are zoned R-3-S, a multi-family residential district.

**8. Description of project:**

The proposed project would be a 32-unit condominium development located on a .76 acre site at the southeast corner of Anaheim Street and Roswell Avenue. The three-story, single-building development would consist of six studio and one-bedroom units, and twenty-six two-bedroom units. The total living area for the project is 41,606 square feet. A total of 70 on-site parking spaces would be located in a single-level, semi-subterranean parking garage accessed from Roswell Avenue. Included in the 70 parking spaces would be two disabled-access spaces, nine compact spaces, and two tandem spaces. Please refer to Exhibits 1 through 4 for more information.

Discretionary applications for this project include a Zone Change, a Tentative Tract Map, and a Site Plan Review.

**9. Surrounding land uses and setting:**

The rectangular-shaped project site is located at the southeast corner of Anaheim Street, classified as a Major Arterial in the Transportation Element of the General Plan, and Roswell Avenue, a Local Street. A 12' wide alley separating properties on Roswell Avenue and Bennett Avenue ends at the project site's southern property line. Uses south of the project site consist of a mixture of multi-family and single-family residential. Uses along Anaheim Street are predominantly commercial, with a few isolated multi-family residential uses nestled amongst the primary retail and personal service uses.

Abutting the project site to the east is a 17-unit, four-story multi-family residential development with garage parking at grade. West of the parking site, across Roswell Avenue, lies a strip of commercial uses fronting Anaheim Street and a number of multi-family residential uses facing east towards the project site. North of the project site, across Anaheim Street, lie institutional, commercial, and multi-family residential uses.

**10. Other public agencies whose approval is required:**

City Council (on appeal only).

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	◆ Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Hazards & Hazardous Materials	Hydrology/Water Quality	Land Use/Planning
Mineral Resources	◆ National Pollution Discharge Elimination System	◆ Noise
Population/Housing	Public Services	Recreation
Transportation	Utilities/Service Systems	Mandatory Findings of Significance

## DETERMINATION:

On the basis of this initial evaluation:

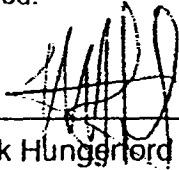
I find that the proposed project **COULD NOT** have a significant effect on the Environment and a **NEGATIVE DECLARATION** will be prepared.

✓ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Mark Hungertord  
Planner

CG / 16 / 06



## **EVALUATION OF ENVIRONMENT IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less than Significant with A Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

## ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 <b>II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 <b>III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**IV. BIOLOGICAL RESOURCES – Would the project:**

a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**V. CULTURAL RESOURCES – Would the project:**

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VI. GEOLOGY AND SOILS – Would the project:**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including Liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VII. HAZARDS AND HAZARDOUS MATERIALS –**  
Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING – Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. MINERAL RESOURCES – Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM – Would the project:</b>				
a) Result in a significant loss of pervious surface?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant discharge of pollutants into the storm drain or water way?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Violate any best management practices of the National Pollution Discharge Elimination System permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XII. NOISE – Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIII. POPULATION AND HOUSING – Would the project:**

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XV. RECREATION –</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XVI. TRANSPORTATION/TRAFFIC – Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVII. UTILITIES AND SERVICE SYSTEMS –</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION OF ENVIRONMENTAL IMPACTS

### I. AESTHETICS

#### A. Would the project have a substantial adverse effect on a scenic vista?

##### Less Than Significant Impact.

The project site is located at the southeast corner of Anaheim Street and Roswell Avenue. Currently vacant, the project site would be improved with a three-story building housing 32 condominium units. Measured from grade, the building would stand 38'0" at its highest point. Because such a development would alter the appearance of the project site, the response to the question cannot be "No Impact." The proposed changes to the appearance of the property, however, would not be negative or result in any substantial adverse effects. Therefore, development of the proposed project would be less than significant in its impacts upon scenic vistas.

#### B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

##### No Impact.

The project site is located in an urbanized area that does not contain any natural scenic resources. While older buildings in proximity to the project site may have historical significance, none exist on the project site itself. Additionally, the project site is not located along a state scenic highway. Therefore, the proposed project would not damage existing scenic resources.

#### C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

##### Less Than Significant Impact.

Please see I. (a) above for discussion.

#### D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact.

The project site is located in an area that is urbanized with limited nighttime light sources. Though the proposed project would introduce additional light sources, these new light sources would not be expected to adversely affect existing day or nighttime views in the area.

**II. AGRICULTURE RESOURCES**

No Impact (for a, b, and c).

The project site is not located within an agricultural zone and there are no agricultural zones within the vicinity of the project. The proposed project is located within a section of the city that has been developed for over half a century. Therefore, development of the proposed project will have no effect on agricultural resources within the City of Long Beach or any other neighboring city or county.

**III. AIR QUALITY**

EXISTING SETTING

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

**A. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?**

No Impact.

The Southern California Association of Governments (SCAG) has determined that if a project is consistent with the growth forecasts for the subregion in which it is located, it is consistent with the Air Quality Management Plan (AQMP) and regional emissions are mitigated by the control strategy specified in the AQMP. By the year 2010, preliminary population projections by SCAG indicate that Long Beach will grow by 27,682 residents or six percent to a population of 491,092. There are no dwelling units included in the proposed development, thus it is consistent with these projections.

**B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?**

Less Than Significant With Mitigation Incorporation.

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB) (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the CEQA Air Quality Handbook, April 1993) states that all government actions that generate emission greater than the following thresholds are considered regionally significant (see Table 1).

**Table 1. SCAQMD Significance Thresholds**

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
ROC	75	55
NO <sub>x</sub>	100	55
CO	550	550
PM <sub>10</sub>	150	150
SO <sub>x</sub>	150	150

Construction emissions would involve the development of three levels of building and one semi-subterranean level of parking. The source of these estimates are based on URBEMIS 2002 Version 8.7 calculations. The table below indicates the results.

**Table 2. Construction Emissions**

	ROC	NO <sub>x</sub>	CO	PM <sub>10</sub>
Construction Emissions	56.33	0.10	2.44	0.03
AQMD Thresholds	75	100	550	150
Exceeds Thresholds	No	Yes	No	No

Estimated automobile emissions from the project are listed in the table below. The source of these estimates are also based on URBEMIS 2002 Version 8.7 calculations. The primary source of operational emissions is vehicle trips, of which this project is likely to produce a less than significant impact upon the area. Please also see XV (a) and (b) supra for discussion. Based on these estimates the proposed project does not exceed threshold levels for mobile emissions. The table below indicates the results.

**Table 3: Operation Emissions**

	ROC	NO <sub>x</sub>	CO	PM <sub>10</sub>
Project Emissions	4.54	2.52	26.22	1.94
AQMD Thresholds	55	55	550	150
Exceeds Thresholds	No	No	No	No

The following mitigation measure is included to reduce the possibility that the proposed project would violate any air quality standard or contribute to an existing or projected air quality violation:

**III-1** As required by South Coast Air Quality Management District Rule 403-Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phases of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the project plans. They include the following:

- Application of soil stabilizers to inactive construction areas.
- Quick replacement of ground cover in disturbed areas (as applicable).
- Watering of exposed surfaces twice daily.
- Watering of all unpaved haul roads three times daily.
- Covering all stockpiles with tarp.
- Reduction of vehicle speed on unpaved roads.
- Post sign on-site limiting traffic to 15 miles per hour or less.
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

**C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Less Than Significant Impact.

The Federal Clean Air Act prohibits Federal agencies, or the Metropolitan Planning Organization, which is SCAG, from supporting in any way, or approving any activity that does not conform to AQMD. Therefore, if a project is consistent with the AQMD as approved by the Federal Environmental Protection Agency (EPA), the project is in "conformity" with the Federal Clean Air Act. The proposed project is consistent with the AQMD and so is in conformance with the EPA. In

addition, the AQMD sets standards which reflect the California Clean Air Act. No significant impact is anticipated.

**D. Would the project expose sensitive receptors to substantial pollutant concentrations?**

No Impact.

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly, and sick that are more susceptible to the effects of air pollution than the population at large. Though children could live in the completed project, the proposal is not anticipated to produce significant levels of any emission that could affect sensitive receptors.

**E. Create objectionable odors affecting a substantial number of people?**

Less Than Significant Impact.

The project would be required to comply with City requirements applicable to the maintenance of trash areas to minimize potential odors, including the storage of refuse and frequency of refuse collection at the site.

**IV. BIOLOGICAL RESOURCES**

No Impact (for a, b, c, d, e, and f).

The proposed project site is located within a highly urbanized portion of the city and adjacent to existing commercial and residential land uses. Vegetation on the site is minimal and consists of a number of weed species. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations.

The project site is not located in a protected wetlands area. Additionally, development of the site is not anticipated to interfere with the migratory movement of any wildlife species. Biological habitat and species diversity is limited around the project site given its highly populated and urbanized Southern California setting.



## **V. CULTURAL RESOURCES**

### No Impact (for a, b, c, and d).

There is some evidence to indicate that primitive people inhabited portions of the city as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people have been destroyed as the city has been developed. Of the archaeological sites remaining, many of them seem to be located in the southeast sector of the city.

#### **A. Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?**

The project site does not contain any historical resources on the surface. Thus, given its location, the proposed project is not expected to have a negative impact on any resources of historical significance.

#### **B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?**

The project site is located outside the area of the City expected to have a higher probability of containing latent artifacts. Therefore, despite the proposed excavation work, it is not expected that the project would affect or destroy any archaeological resources.

#### **C. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Please see V. (b) above for discussion.

#### **D. Disturb any human remains, including those interred outside of formal cemeteries?**

Please see V. (b) above for discussion.

## **VI. GEOLOGY AND SOILS**

#### **A. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact.

Per Plate 2 of the Seismic Safety Element of the General Plan, the subject site lies within a Caution Zone "for essential and hazardous facilities." However, no known faults are known to pass beneath the site, and the area is not in the Alquist-Priolo Special Studies Zone. The most significant fault system in the vicinity of the project site is the Newport-Inglewood fault zone. Other potentially active faults in the area are the Richfield Fault, the Marine Stadium Fault, the Palos Verdes Fault and the Los Alamitos Fault.

**ii) Strong seismic ground shaking?**

Less Than Significant Impact.

The project's proximity to the Newport-Inglewood fault zone indicates the project area may be exposed to greater than normal seismic risks. The project, however, would conform with all state and local building codes relative to seismic safety. Therefore no significant impact would be anticipated.

**iii) Seismic-related ground failure, including Liquefaction?**

No Impact.

Per Plate 7 of the Seismic Safety Element of the General Plan, the project site lies in an area of minimal potential liquefaction. Therefore no impact would be anticipated.

**iv) Landslides?**

No Impact.

Per Plate 9 of the Seismic Safety Element of the General Plan, the project site lies in an area devoid of "relatively steep slopes." Therefore no impact from landslides would be expected.

**B. Result in substantial soil erosion or the loss of topsoil?**

Less Than Significant Impact.

The proposed project would be expected to result in minimal amounts of soil erosion. The project site is vacant and relatively flat, thus the impact due to a loss of soil is anticipated to be less than significant.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

**No Impact.**

According to Section 5.3 and Plate 3 of the Seismic Safety Element of the General Plan, the soil profile of the subject site consists predominantly of "cohesionless soils such as sand, silty sand, and sandy silt that are generally medium to very dense. Cohesive soils such as clayey silt and silty clay...are also present as layers in these surficial deposits." The consistency of these units is described as ranging from "stiff to hard." The Seismic Element does not indicate this type of soil is unstable, thus no impact would be expected.

- D. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

**No Impact.**

Please see VI. (c) above for discussion.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

**No Impact.**

Sewers are in place in the vicinity of the project site. The use of alternative waste water systems is not anticipated and thus no impact would be anticipated.

## **VII. HAZARDS AND HAZARDOUS MATERIALS**

- A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Less Than Significant Impact.

The proposed project would consist of 32 new condominium units in a three-story, single-building development. The transport, use, or disposal of hazardous materials would not be a function of the completed project. Additionally, the project would not be anticipated to create any significant hazard to the public or the environment via the transport, use, or disposal of these materials.

- B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact.

Please see VII. (a) above for discussion.

- C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Less Than Significant Impact.

The proposed project is located within one-quarter mile of at least one school. During construction, equipment at the project site would emit some emissions. However, as required by law, such equipment would have devices in place to control the amount of emissions emitted. The function of the proposed project would not involve handling any hazardous materials.

- D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact.

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act (CEQA) requirements in providing information about the location of hazardous materials release sites. The Cortese List does not list the proposed development site as contaminated with hazardous materials.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact.

The site of the proposed project is not located within the airport land use plan or private airstrip.

- F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact.

Please see VII. (e) above for discussion.

- G. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact.

The proposed project would consist of one, three-story building with semi-subterranean parking. As part of project approval, all Fire, Health, and Safety codes would be met. Additionally, the proposed project would not be expected to impair the implementation of or physically interfere with an emergency evacuation plan from the building or any adopted emergency response plan.

- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?**

No Impact.

The project site is located within an urbanized setting and would not expose people or structures to a significant risk of loss, injury, or death from wild land fires.

## **VIII. HYDROLOGY AND WATER QUALITY**

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones, (Based on the projected inundation

limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

**A. Would the project violate any water quality standards or waste discharge requirements?**

Less Than Significant Impact.

Though development and operation of the proposed project would involve the discharge of water, the project would not violate the current wastewater discharge standards. The proposed project would comply with all state and federal requirements pertaining to preservation of water quality. Additionally, the site is in an urbanized area and not adjacent to any major water source.

The wastewater flow originating from the proposed project will discharge in to a local (Long Beach) sewer line for conveyance to the Los Angeles County Sanitation District treatment.

**B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

No Impact.

The proposed project would be developed in an urban setting with water systems already in place. These systems were built to accommodate development, thus the operation of the proposed land use would not be expected to substantially deplete or interfere with the recharge of groundwater supplies.

**C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

No Impact.

The project site is located in an urban setting and is not near any streams or rivers. Development of the site, to the scale of the

proposed project, would result in minimal erosion and/or siltation on or near the subject site.

Furthermore, the project site lies within an area that has storm water drainage infrastructure already in place. The City has a storm drain network operated and maintained by the Long Beach Public Works Department and the Los Angeles County Department of Public Works. The storm drain network is characterized by an extensive network of subsurface trunk lines, laterals, catch basins, and pumping stations. Some portions of the City drain naturally and do not contain storm drain infrastructure. Where infrastructure exists, the system functions to collect storm drainage and runoff for discharge into the local flood control channels. Runoff from the site is not expected to exceed the capacity of the local storm drain system.

- D. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?**

No Impact.

Though the site has an exposed pervious surface, its relatively flat nature, coupled with the project's proposed drainage infrastructure, would not increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.

- E. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?**

No Impact.

Please see VIII. (c and d) above for discussion.

- F. Would the project otherwise degrade water quality?**

Less Than Significant Impact.

During construction and operation, the project would be expected to comply with all laws and code requirements relative to maintaining water quality. The project's impacts to the water system would be minimal.

- G. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact.

Per Plate 10 of the Seismic Safety Element of the General Plan, the proposed project would lie outside of the 100-year flood hazard area.

- H. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

No Impact

Please see VIII. (g) above for discussion.

- I. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

No Impact.

The project site is not located within proximity of a levee or dam, nor is it located where in a potential flood impact area.

- J. Would the project inundation by seiche, tsunami, or mudflow?**

No Impact.

The project site is not within a zone influenced by the inundation of seiche, tsunami, or mudflow as shown on Plate 11 of the General Plan's Seismic Safety Element.

## **IX. LAND USE AND PLANNING**

- A. Would the project physically divide an established community?**

No Impact.

The project site will not divide an established community, as the proposed residential development is consistent with the surrounding mix of uses along Anaheim Street.

- B. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific**



plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact.

The General Plan designation for this site is LUD #8M, Mixed Office/Residential Strip. Given the existing uses around the subject site, the proposed 32-unit condominium project would satisfy LUD #8M's intent to mix freestanding office buildings with freestanding residential buildings.

The required discretionary applications for this project include a Zone Change, a Tentative Tract Map, and a Site Plan Review. As proposed, the project would not be anticipated to conflict with applicable land use regulations.

**C. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?**

No Impact.

There is no specific conservation plan for the proposed site, therefore the answer to this question would be "No Impact."

**X. MINERAL RESOURCES**

Historically, the primary mineral resource within the City of Long Beach has been oil. From the beginning of this century, oil extraction operations within the city have diminished as this resource has become depleted due to extraction operations. Today oil extraction continues but on a much reduced scale in comparison to that which occurred in the past. The proposed site does not contain any oil extraction operations and development is not anticipated to have a negative impact on this resource. There are no other known mineral resources on the site that could be negatively impacted by development.

**A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

No Impact.

The project site is located in an urbanized setting, thus development of the site would not impact or decrease the availability of any known mineral resource.

- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact.

Please see X. (a) above for discussion.

**XI. National Pollution Discharge Elimination System (NPDES)**

- A. Result in a significant loss of pervious surface?**

Less Than Significant Impact.

The project site is vacant with exposed dirt. The site is also void of any hardscape or landscaping. Though the proposed project would result in the loss of this pervious surface, this loss would not be anticipated to be significant.

- B. Create a significant discharge of pollutants into the storm drain or water way?**

Less Than Significant Impact.

The proposed development on the project site, a 32-unit condominium building, is not a land use that normally would be associated with the discharge of pollutants into storm drains. Therefore, less than significant impacts in this regard would be expected.

- C. Violate any best management practices of the National Pollution Discharge Elimination System permit?**

Less Than Significant With Mitigation Incorporation.

During development of the proposed project it would be necessary for the applicant to adhere to Best Management Practices. Given the size of the project site and its role in the existing urban framework, the following mitigation measures shall apply to the project:

**XI-1** Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.

**XI-2** Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the

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

(Source: Section 18.95.050 of the Long Beach Municipal Code).

## **XII. NOISE**

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks, and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards. The project area is located in District 2 of the Noise District Map, which sets daytime (7AM - 10PM) exterior noise limits to 60 dBA and night (10PM -7AM) exterior noise limits to 55 dBA.<sup>1</sup>

**A. Would the project exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?**

Less Than Significant With Mitigation Incorporation.

Development of the proposed project would not be expected to create noise levels in excess of those established by the Long Beach City Ordinance.

During the period of construction, the development may cause temporary ambient noise level increases. However, these levels are not expected to exceed established standards. Project construction must conform to the City of Long Beach Noise Ordinance with regard to hours of construction. Due to the project site's close proximity to existing retail and residential buildings, the following mitigation measures shall apply:

**XII-1** Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction, or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

**Weekdays 7:00am to 7:00pm Sundays No Work Permitted  
Saturdays 9:00am to 6:00pm Holidays No Work Permitted.**

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

**B. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?**

Less Than Significant Impact.

The proposed project could expose persons to periodic ground borne noise or vibration during construction phases. However, this type of noise is typical for construction projects and thus would be expected to have a less than significant impact.

**C. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact.

The project site abuts Anaheim Street, a major arterial that generates a considerable amount of ambient noise. The proposed project could permanently increase the level of ambient noise in the area. However the permanent increase would not be substantial and thus wouldn't require mitigation.

- D. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact.

Development of the proposed project would involve temporary noise typically associated with new construction. This noise may temporarily increase overall levels of ambient noise in the surrounding area, however the noise level of the neighborhood would likely subside to normal levels at the conclusion of construction. The temporary increase in ambient noise caused by project development would be expected to be non-disruptive, therefore resulting in a less than significant impact.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact.

The proposed development is not located within the airport land use plan.

- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?**

No Impact.

Please see XII. (e) above for discussion.

**XIII. POPULATION AND HOUSING**

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. According to the 2000

Census, Long Beach has a population of 461,522, which presents a 7.5 percent increase from the 1990 Census.

According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of 6.32 percent.

It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010.

- A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses or indirectly (for example, thorough extension of roads or other infrastructure)?**

Less Than Significant Impact.

The proposed project would involve the development of 32 condominium units. A total of six units would be either a studio or feature one-bedroom, while the remaining twenty-six units would contain two-bedrooms. Such an increase would not be classified as "substantial" growth in that the type of residential units proposed meet the intent of both Land Use Designation #8M and the zoning designations (CCN and R-3-S) of the project site.

- B. Displace substantial numbers of existing housing, necessitating the construction of replacement of housing elsewhere?**

No Impact.

The project site is currently vacant with exposed soil. Therefore the proposed development would not displace existing housing.

- C. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact.

Please see XIII. (b) above for discussion.

**XIV. PUBLIC SERVICES**

Fire protection is provided by the Long Beach Fire Department. The Department has 23 in-city stations. The Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for

medical, paramedic, and other first aid rescue calls from the community.

**Would the proposed project have an adverse impact upon any of the following public services:**

**A. Fire protection?**

Less Than Significant Impact.

The proposed project would be the development of 32 condominium units with semi-subterranean parking in a single, three-story building. To ensure compliance with all applicable Fire code requirements, the entire project would be plan checked and inspected by the Fire Department. As a result, the proposed project would not be expected to have an adverse impact upon Fire services.

**B. Police protection?**

Less Than Significant Impact.

The proposed project would be served by the Long Beach Police Department's East Division. During staff review of the proposed project, the Police Department would have the opportunity to provide written input to the applicant regarding security lighting and locks, defensible design, and other related issues. The proposed project would not be expected to have an adverse impact upon Police services.

**C. Schools?**

Less Than Significant With Mitigation Incorporation.

The proposed project would be the development of 32 condominium units. Although the units might be marketed to buyers who do not necessarily have school-age children, i.e. singles, young professionals, empty-nesters, etc., the completed project could include some school-age residents. At the time of issuance of building permits, the project applicant would be required to pay the mandated per square foot school impact fee. This fee is collected by the City to help fund the operations of the Long Beach Unified School District. The anticipated impact of the proposed project upon the local schools would not be expected to be adverse.

**D. Parks?**

Less Than Significant With Mitigation Incorporated.

The project site would lie within a few blocks of one of the City's largest parks, Recreation Park. However, aside from Recreation Park, the project site would be located a considerable distance away from other parks. At the time of issuance of building permits, the applicant would be required to pay a Park Impact Fee based upon the type and quantity of dwelling units to be constructed. While the required fee would not compensate for the relative lack of parks in the immediate vicinity of the project site, the monies collected would assist in the acquisition and development of future parks in the City.

**E. Other public facilities?**

No Impact.

No other identified public facilities would be adversely impacted by the proposed project.

**XV. RECREATION**

**A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Less Than Significant Impact.

The proposed project would potentially increase the use of existing facilities in the City. However, the increased use by residents of the proposed project would not be expected to result in substantial physical deterioration. Also, as indicated in XIV. d., a Park Impact Fee would be collected for each dwelling unit constructed.

**B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Less Than Significant Impact.

For on-site recreation, the proposed project would provide 3,717 square feet of first-floor courtyards, as illustrated on both the site plan and landscape plan. A landscaped walkway along the eastern property line would also be provided. Each individual unit would



contain its own private open space. Furthermore, the project would not be of the size to require the construction or expansion of additional facilities that could have an adverse physical effect upon the environment.

#### **XVI. TRANSPORTATION/TRAFFIC**

Since 1980, Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

- A. Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

Less Than Significant Impact.

The project site is presently vacant. Prior uses on the site included a neighborhood supermarket and, most recently, a liquor store. The proposed project, a development of 32 condominium units, would not be expected to have a dramatically increased impact upon the area's streets and intersections. Therefore any increased impact would be less than significant.

- B. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

Less Than Significant Impact.

While the project does have the potential to create an increased number of vehicle trips, the number of new trips anticipated by this use is not anticipated to exceed the capabilities of surrounding streets and intersections or create a significant impact.

- C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact.

This development is unrelated to air traffic.

- D. Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

No Impact.

No impact is expected. The site is in an urbanized area and the streets are oriented in a grid pattern.

- E. Would the project result in inadequate emergency access?**

Less Than Significant Impact.

The City Fire Department and Police Department would both have input into the floor plans and vehicular/pedestrian access routes for the proposed project. As a result, the project would not be expected to result in inadequate emergency access.

- F. Would the project result in inadequate parking capacity?**

Less Than Significant Impact.

The proposed project would provide 70 parking spaces. All of these parking spaces would be located in a semi-subterranean garage. According to the project plans, the amount of parking provided exceeds the amount of parking required by one space. Provided the parking spaces would be utilized by the new residents as they are intended, the proposed project would not be expected to result in an inadequate parking supply.

- G. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

No Impact.

The proposed project will have no impact on policies supporting alternative transportation.

**XVII. UTILITIES AND SERVICE SYSTEMS**

No Impact (for a, b, c, d, e, f, and g).

**A. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Because the project is well within SCAG forecasts of population growth in the region, the project would not exceed wastewater capacity as defined by the County Sanitation District of Los Angeles County. No significant impact is expected.

**B. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

No significant impact is expected based on the discussion above.

**C. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Based on the Long Beach Storm Water Master Plan, Long Beach has adequate storm water drainage facilities to service the project.

**D. Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?**

According to the Long Beach Water Department, sufficient water supplies will be available in the 20 years to service the project.

**E. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Please see XVI. (a) and XII. (a) for discussion.

**F. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Solid waste from project operations can be disposed of at the transformation facility, SERFF, located in Long Beach. In addition, Puente Hills Landfill is located approximately 20 miles from the site

and has sufficient capacity. No significant impacts are anticipated.

**G. Comply with federal, state, and local statutes and regulations related to solid waste?**

As projected by Los Angeles County, a shortfall in permitted daily landfill capacity may be experienced in the County within the next few years. However, the impacts expected are less than significant.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

**A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

No Impact.

The project site lies within a well-established urban framework. The potential to degrade the quality of the environment is minimal.

**B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Less Than Significant Impact.

The proposed project would provide new residential units with basic amenities in an area where there are many older residential units that lack basic amenities. The proposed project would not be expected to have impacts that would have considerable cumulative effects upon the environment.

**C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

No Impact.

There are no anticipated adverse environmental effects to human life either directly or indirectly related to the proposed project.

**MITIGATION MONITORING PLAN  
MITIGATED NEGATIVE DECLARATION  
4200 E. ANAHEIM, LLC**

**III. AIR QUALITY**

**III-1** As required by South Coast Air Quality Management District Rule 403-Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phases of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the project plans. They include the following:

- Application of soil stabilizers to inactive construction areas.
- Quick replacement of ground cover in disturbed areas (as applicable).
- Watering of exposed surfaces twice daily.
- Watering of all unpaved haul roads three times daily.
- Covering all stockpiles with tarp.
- Reduction of vehicle speed on unpaved roads.
- Post sign on-site limiting traffic to 15 miles per hour or less.
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

TIMING: During all phases of construction of the project.

ENFORCEMENT: Building Bureau

**XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)**

**XI-1** Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.

**TIMING:** Prior to the issuance of grading permit.  
**ENFORCEMENT:** Planning & Building Department

- XI-2** Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or a qualified, authorized designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."  
(Source: Section 18.95.050 of the Long Beach Municipal Code).

**TIMING:** Prior to the issuance of a grading permit.  
**ENFORCEMENT:** Planning & Building Department

## **XII. NOISE**

- XII-1** Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction, or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

**Weekdays 7:00am to 7:00pm Sundays No Work Permitted**  
**Saturdays 9:00am to 6:00pm Holidays No Work Permitted.**

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

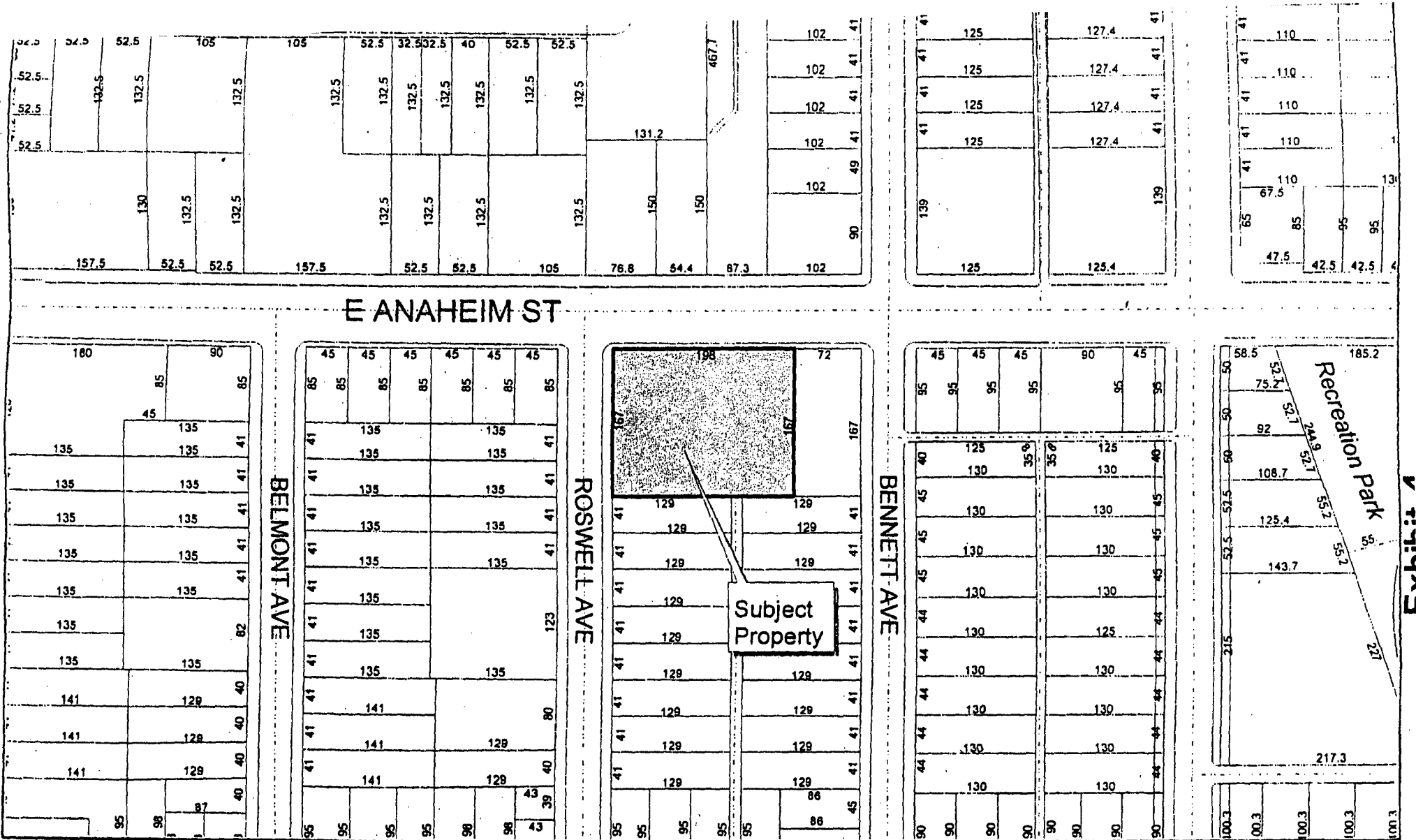
**TIMING:** During all phases of construction of the project.  
**ENFORCEMENT:** Building Bureau



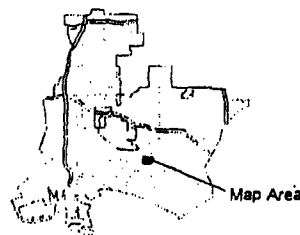








**SUBJECT PROPERTY:**  
 4200 E Anaheim St.  
 Neg. Declaration No. 05-06  
 Council District 4  
 Zone: CCN



100 0 100 200 Feet



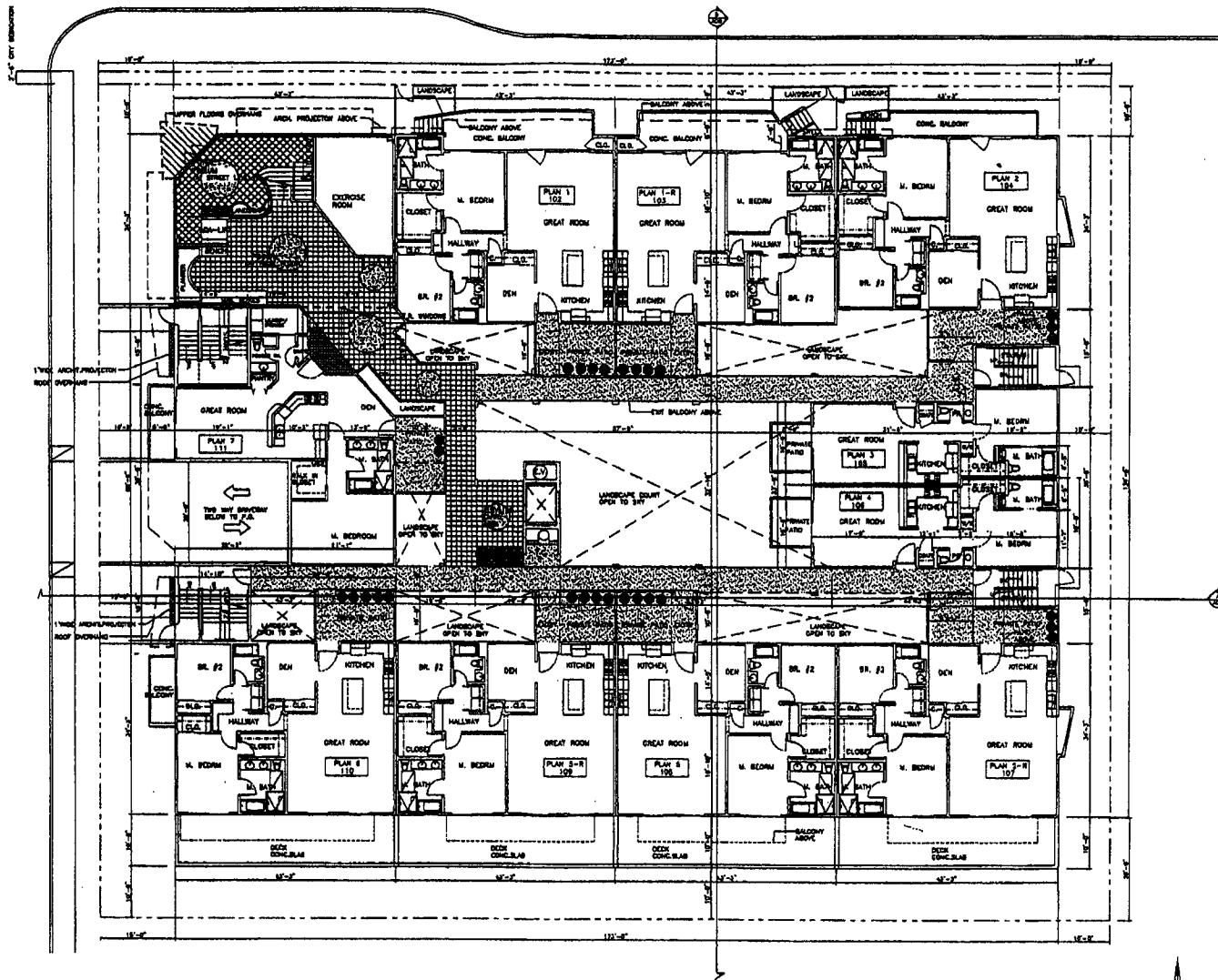
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FIRST FLOOR PLAN

1/8"=1'-0"



**RPP ARCHITECTS**  
 & ASSOCIATES, INC.  
 1000 E. 10th Street  
 Suite 1000, Denver, CO 80202

307 E. 7th Street  
 Suite 1000, Denver, CO 80202

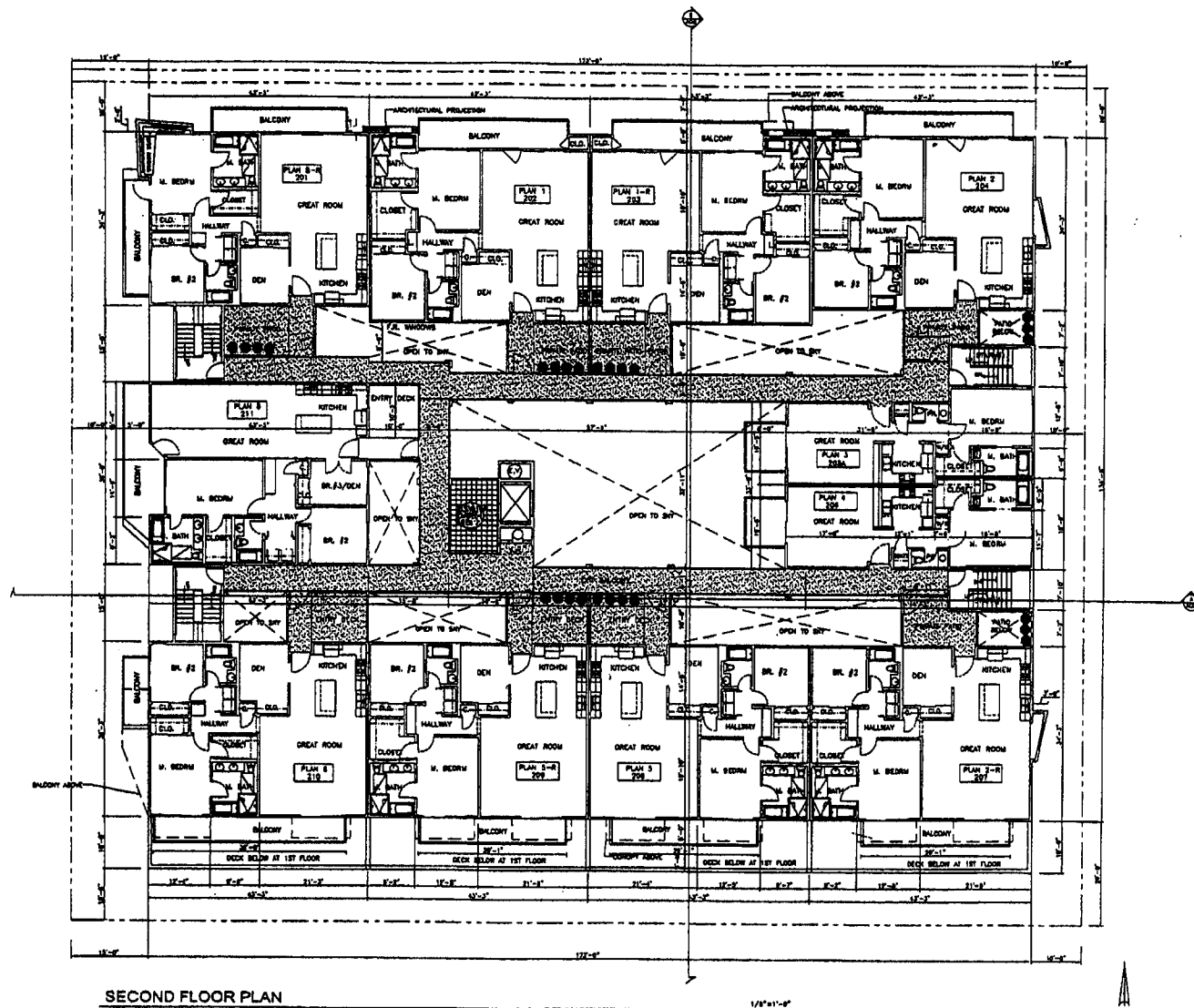


1. PROJECT NO.	2. SHEET NO.	3. DATE	4. SCALE	5. DRAWN BY	6. CHECKED BY	7. APPROVED BY	8. TITLE

32 DWELLING UNITS CONDOMINIUM  
 BUILDING  
 1000 E. 10th Street  
 Suite 1000, Denver, CO 80202

SHEET NO.	NO. OF SHEETS	SHEET TITLE
		FIRST FLOOR PLAN

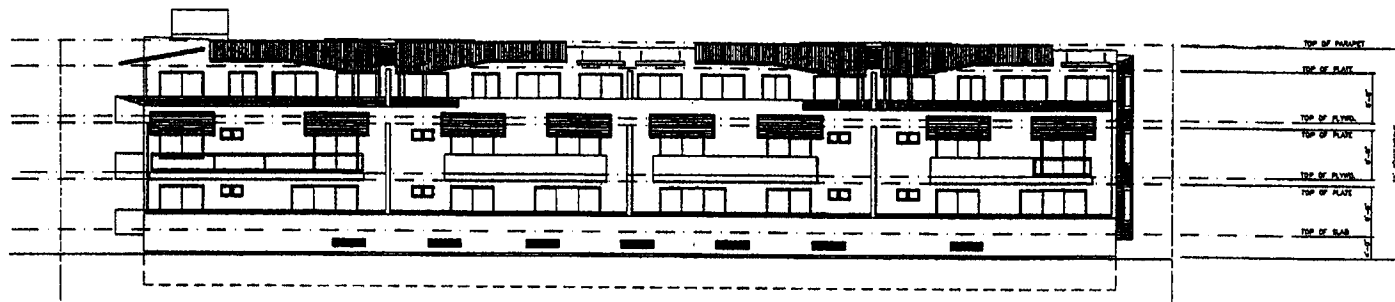






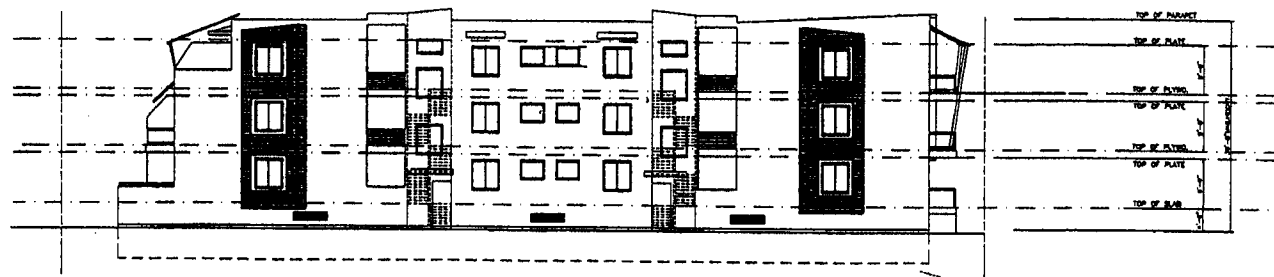






SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

**RPP ARCHITECTS**  
 & ASSOCIATES, INC.  
 PRINCE GEORGE & JENSEN

3400 E. 7th Street  
 Long Beach, CA 90804



1. PROJECT NAME	32 DWELLING UNITS CONDOMINIUM BUILDING
2. PROJECT ADDRESS	4300 E. 7th Street
3. PROJECT CITY	Long Beach, CA
4. PROJECT STATE	CA
5. PROJECT ZIP	90804
6. PROJECT PHONE	(562) 595-1111
7. PROJECT FAX	(562) 595-1112
8. PROJECT E-MAIL	info@rpparchitects.com
9. PROJECT WEBSITE	www.rpparchitects.com
10. PROJECT DATE	10/1/2011
11. PROJECT DRAWING NO.	101-101
12. PROJECT DRAWING DATE	10/1/2011
13. PROJECT DRAWING SCALE	1/8"=1'-0"
14. PROJECT DRAWING SHEET NO.	101-101
15. PROJECT DRAWING SHEET TOTAL	101-101

32 DWELLING UNITS CONDOMINIUM  
 BUILDING  
 4300 E. 7th STREET

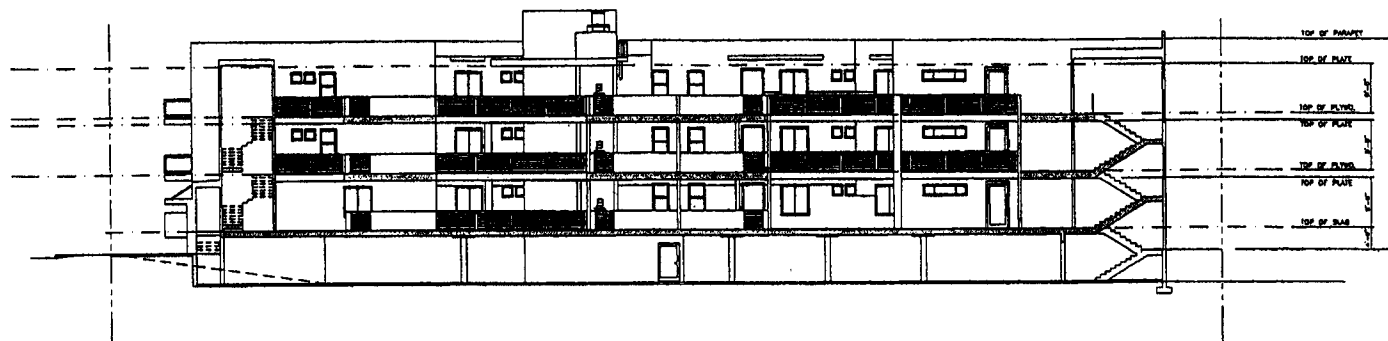
SHEET NO.

SHEET 1 OF 1

SHEET 101

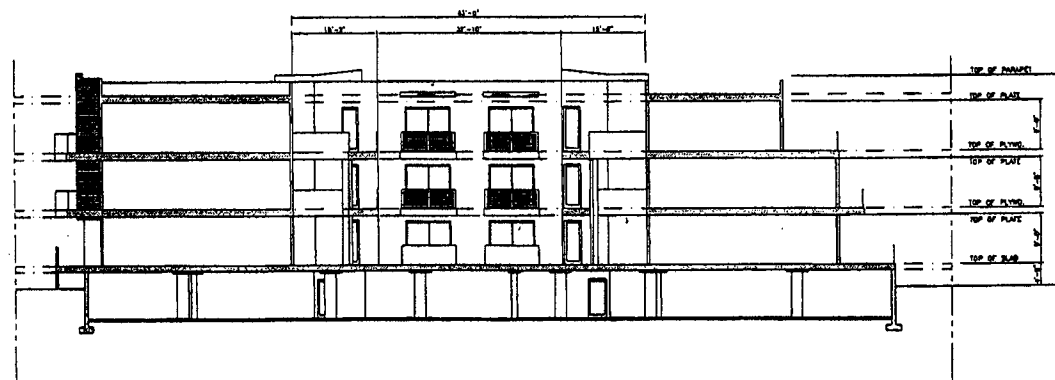
EAST AND SOUTH ELEVATIONS

101-101



SECTION A-A & SOUTH ELEVATION COURT

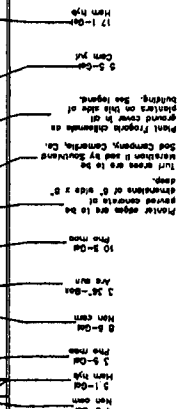
1/8"=1'-0"



SECTION B-B & WEST ELEVATION COURT

1/8"=1'-0"

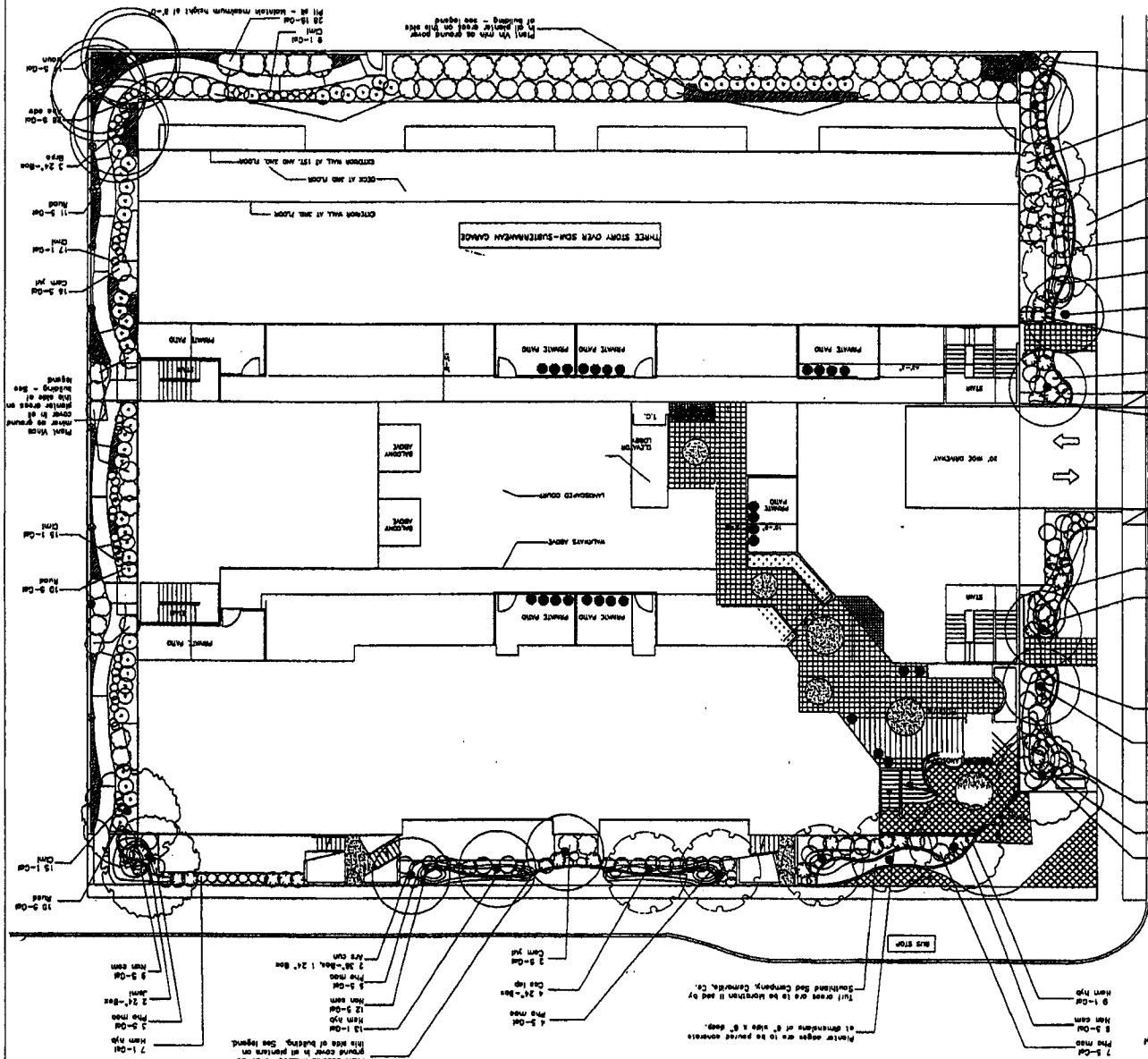
SCALE - 1 - 10



Quantity	Symbol	Scientific Name	Common Name	Cell - class type	Neon	Fluorescing Size
14	⊗	Horsetail unguic-coll	Cell - class type	Horsetail unguic-coll	Neon	Fluorescing Size
		Figarella chrysophylla	Ornamental Strawberry	Figarella chrysophylla	Neon	Fluorescing Size
		Golden Yellow Tobacco	Milvace Yellow Hooping Goshawk	Golden Yellow Tobacco	Neon	Fluorescing Size
		White Mouse	Deer's Pawfish	White Mouse	Neon	Fluorescing Size
		Marathon II seed born Solutions Seed Company, Corvallis California, in 1000 vials.	Marathon II seed born Solutions Seed Company, Corvallis California, in 1000 vials.	Marathon II seed born Solutions Seed Company, Corvallis California, in 1000 vials.	Neon	Fluorescing Size

Rank	Contestant	Score
31	Richardson, Jonathan	57
30	Richardson, Tony	57
29	Richardson, Peter	57
28	Richardson, Peter	57
27	Richardson, Peter	57
26	Richardson, Peter	57
25	Richardson, Peter	57
24	Richardson, Peter	57
23	Richardson, Peter	57
22	Richardson, Peter	57
21	Richardson, Peter	57
20	Richardson, Peter	57
19	Richardson, Peter	57
18	Richardson, Peter	57
17	Richardson, Peter	57
16	Richardson, Peter	57
15	Richardson, Peter	57
14	Richardson, Peter	57
13	Richardson, Peter	57
12	Richardson, Peter	57
11	Richardson, Peter	57
10	Richardson, Peter	57
9	Richardson, Peter	57
8	Richardson, Peter	57
7	Richardson, Peter	57
6	Richardson, Peter	57
5	Richardson, Peter	57
4	Richardson, Peter	57
3	Richardson, Peter	57
2	Richardson, Peter	57
1	Richardson, Peter	57

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
2	○	<i>Leucaena mitchelliana</i>	Acacia	Ac 20	30" - 36"
3	○	<i>Callis leptophylla</i>	Old Haden Tree	Old Haden	36" - 42"
7	○	<i>Brecheia repens</i>	Little Tree	Little Tree	36" - 42"
2	○	<i>Acacia mangium</i>	Acacia	Ac 20	36" - 42"
5	○	<i>Albizia leonensis</i>	Acacia	Ac 20	36" - 42"
2	○	<i>Leucaena mitchelliana</i>	Acacia	Ac 20	36" - 42"

[illegible]

**32 DWELLING UNITS CONDOMINIUM BUILDING  
4200 E. ANAHEIM STREET  
LONG BEACH, CALIFORNIA**

**Carry B. Oryle, AIA** Landscape Architect  
Catalanella Johnson & Son (M) 962-7747  
2510 E. Imperial Highway Suite 118 Torrance, California 90503

Revised 3/77

# PLANT LEGEND

## Palm

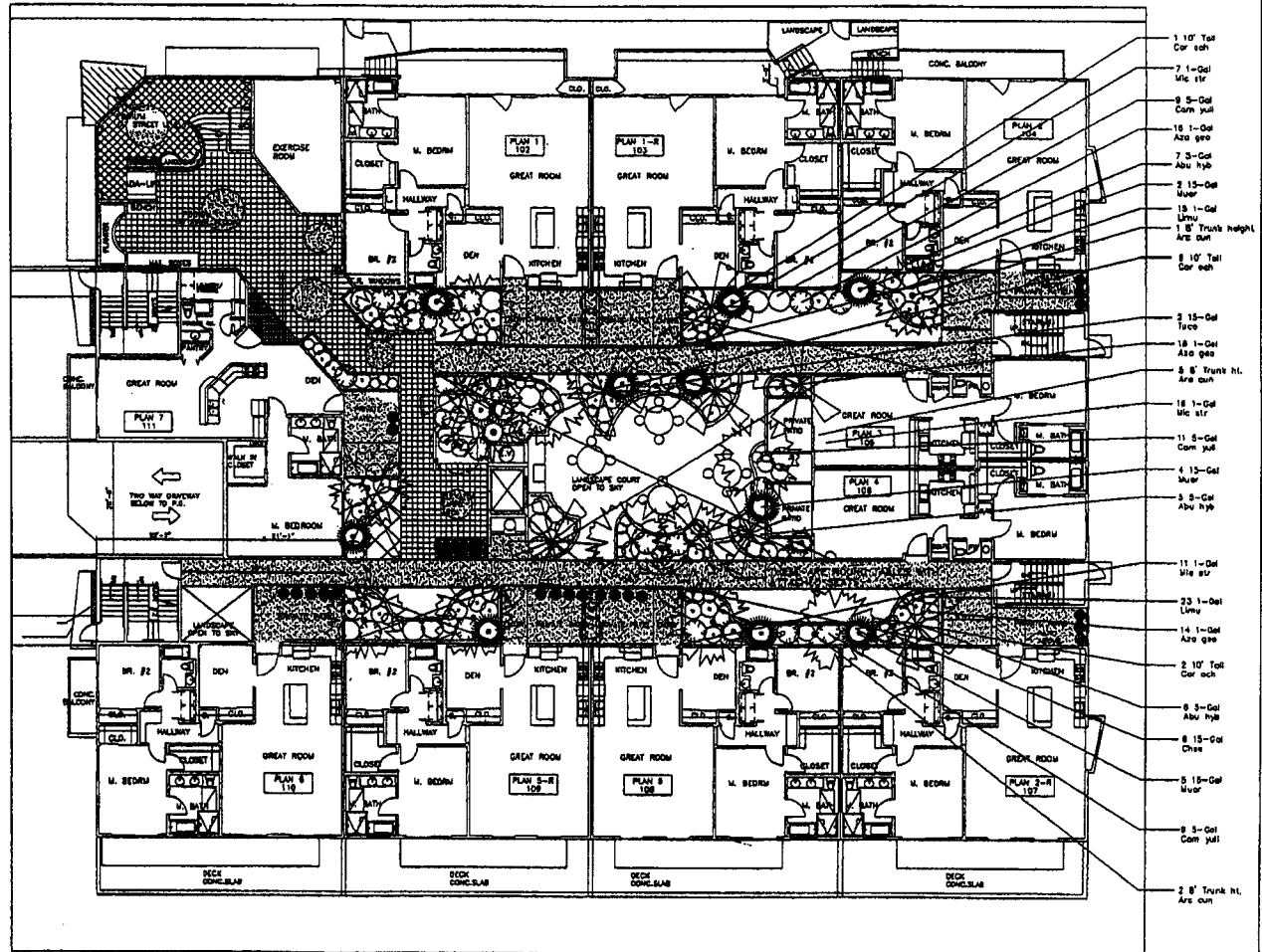
Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
4	○	<i>Tupidenthus calyptratus</i>	Tupidenthus	Tuce	15-Gal

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
13	⊗	<i>Archontophoenix cunninghamiana</i>	King Palm	Are sun	8' Trunk height
12	⊗	<i>Corypha allnandra</i>	Fishtail Palm	Car osh	10' Tall
30	⊗	<i>Chamaedorea seifrizii</i>	Bamboo palm	Chse	15-Gal

## Shrub

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
149	○	<i>Liriope muscari</i>	Big blue lily turf	Limu	1-Gal
22	⊗	<i>Musa ornata</i>	Rose banana	Muar	15-Gal

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
33	○	<i>Abutilon hybridum</i>	Flowering Maple	Abu hyb	5-Gal
85	○	<i>Azalea "George Tabor"</i>	Tabor Azalea	Azo geo	1-Gal
75	○	<i>Camellia sasanqua "Yuletide"</i>	Yuletide Sasanqua	Cam yul	5-Gal
92	○	<i>Microlepia strigosa</i>	Loose Fern	Mic str	1-Gal



NORTH

SCALE - 1" = 10'-0"

COURTYARD PLANTING PLAN

32 DWELLING UNITS CONDOMINIUM BUILDING  
4200 E. ANAHEIM STREET  
LONG BEACH, CALIFORNIA

Scale: 1/8" = 1'-0"  
Drawn by: GDB  
Date: 10/1/80  
Sheet: 2 of 2

Curry, B. O'Neil, ASLA, Landscape Architects and Planners  
California License # 2882 (DWS 904-1197)  
2008 E. Second St., Suite 101, Long Beach, CA 90802



ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE USE DISTRICT  
MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS  
BEEN ESTABLISHED AND AMENDED BY AMENDING  
PORTIONS OF PART 11 OF SAID MAP FROM THREE  
FAMILY RESIDENTIAL DISTRICT (R-3-S) TO COMMUNITY  
R-4-N DISTRICT (CCN) FOR PROPERTY LOCATED AT 4200  
E. ANAHEIM STREET, IN THE CITY OF LONG BEACH  
(RZ-0505-19)

The City Council of the City of Long Beach ordains as follows:

Section 1. Environmental documentation having been prepared, certified,  
received and considered as required by law, and the City Council hereby finding that the  
proposed change will not adversely affect the character, livability or appropriate  
development of the surrounding area and that the proposed change is consistent with the  
goals, objectives and provisions of the General Plan, the official Use District Map of the  
City of Long Beach, as established and amended, is further amended by amending  
portions of Part 11 of said Map to rezone the subject property from Three Family  
Residential (R-3-S) to Community R-4-N District (CCN). That portion of Part 11 of said  
map that is amended by this ordinance is depicted on Exhibit "A" which are attached hereto  
and by this reference made a part of this ordinance and the official Use District Map.

Sec. 2. All ordinances and parts of ordinances in conflict herewith are  
hereby repealed.

//

//

Sec. 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2006, by the following vote:

**Ayes:** \_\_\_\_\_ **Councilmembers:** \_\_\_\_\_

Noes: Councilmembers:

**Absent:**            **Councilmembers:**

City Clerk

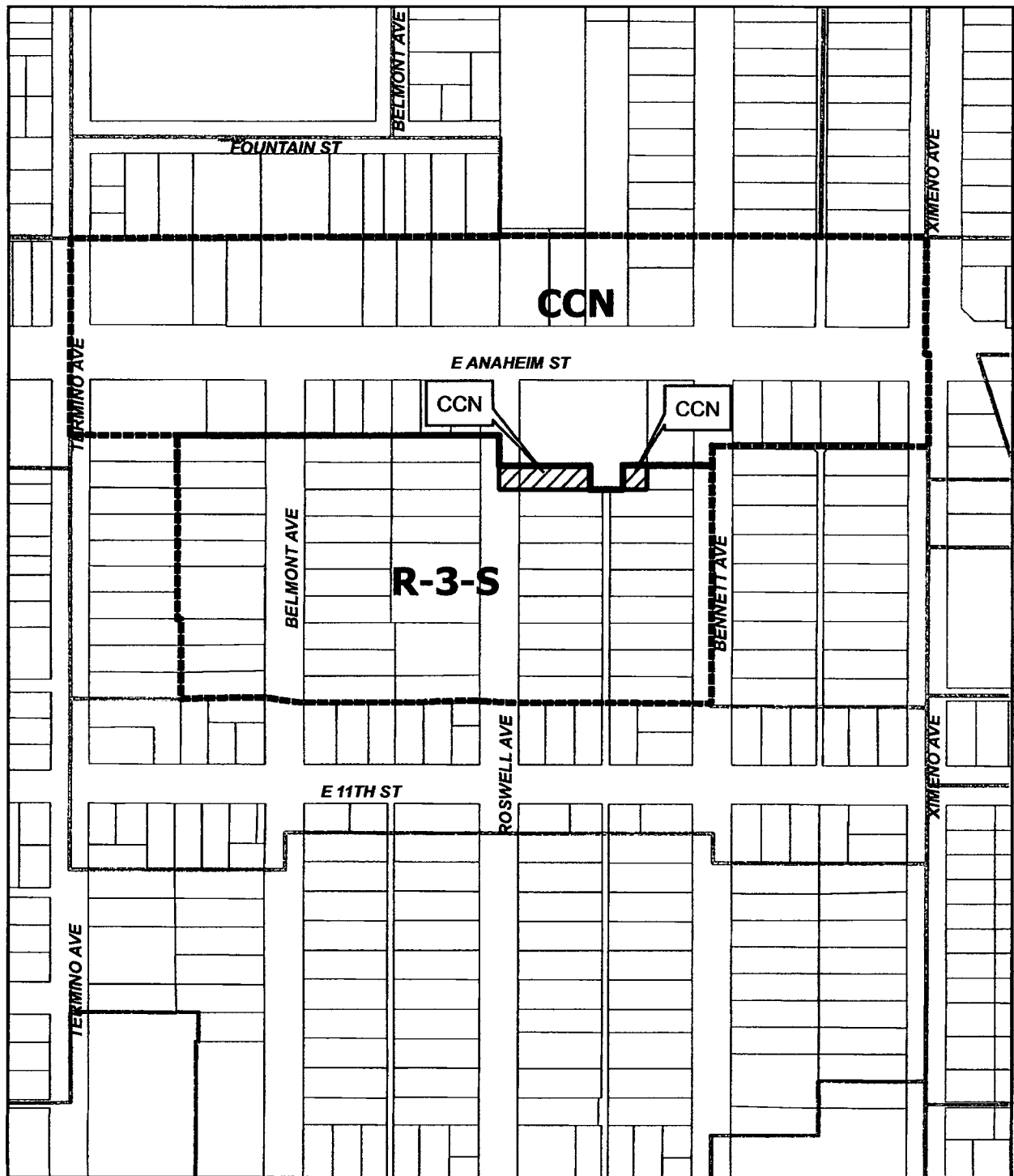
Approved: \_\_\_\_\_

**Mayor**

**Robert E. Shannon**  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

MJM:kjm 8/1/06 #06-03770

L:\APPS\CtyLaw32\WPDOCS\D001\P005\00092423.WPD



Area to be changed from R-3-S to CCN



PROPOSED  
AMENDMENT TO A PORTION OF PART 11  
OF THE USE DISTRICT MAP

Rezoning case #  
0505-19

EXHIBIT "A"

TSD 8/2006 rezoningcase.mxd