

CONDITIONS OF APPROVAL

3810 Stineman Court

Application No. 2109-21 (SPR21-056, TTM21-007)

March 3, 2022

1. Approvals is hereby granted for Site Plan Review and Tentative Tract Map for the project, as depicted on plans approved by the Planning Commission on March 3, 2022, consisting of two new two-story creative office buildings of 26,472 square-feet (Building 1) and 31,528 square-feet (Building 2) and 230 parking spaces. Development of the project shall commence in accordance with plans approved by the Planning Commission.
2. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless construction is commenced or a time extension is granted for a one year period, as permitted by Section 21.21.406 of the Long Beach Municipal Code (LBMC), based on a written and approved request submitted prior to the expiration of the subject grant.
3. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
4. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements shall be recorded with all title conveyance documents at time of closing escrow.
5. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the Conditions of Approval Acknowledgement Form supplied by the Planning Bureau. This acknowledgment form must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
6. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
7. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.

8. The applicant shall comply with all applicable Green Building Standards specified in Section 21.45.400 of the LBMC, including the following:
 - The project buildings shall be constructed to meet the intent of the “LEED Certified” level of green building certification as required by Section 21.45.400. Prior to issuance of a Certificate of Occupancy, the project may be registered with the USGBC to obtain the required LEED certification, or a project may be certified by a third party as meeting the intent of LEED at the level required by Section 21.45.400.
 - Bicycle parking shall be provided at a minimum of one (1) space for every each five thousand (5,000) square feet of commercial building area. Fractions shall be rounded up to whole numbers;
 - Roofs shall be designed to be solar-ready subject to all applicable state and local construction codes and provide conduit from the electrical panel to the roof; and
 - A designated area for the collection of recyclables shall be provided adjacent to the area for the collection of waste.
9. Prior to the issuance of a Temporary or Final Certificate of Occupancy, the developer shall provide for the Transportation Demand and Trip Reduction Measures (TDM) specified in Chapter 21.64 of the Zoning Regulations for projects of new nonresidential development between 50,000 and 100,000 sq. ft., as summarized in Table 25-1, including the following items:
 - A transportation information area in each building or at a central location on the site;
 - Preferential carpool/vanpool parking;
 - Parking designed to admit vanpools;
 - Project review by Long Beach Transit (if not completed as part of TAC process).
10. The proposed development shall comply with all applicable requirements of: PD-32 North Development Standards & Design Guidelines; Tract Map Conditions; EIR Mitigation Measures; the Development Agreement between the Boeing Company (or its successor) and the City of Long Beach; and the Conditions of Approval listed herein.
11. The applicant shall comply with all applicable regulations of the Department of Public Works Street Tree Division, including the requirement for the maintenance of parkway trees to provide shade cover at a minimum of 50 percent of the total area of public right-of-way adjacent to the project site after 5 years.
12. Prior to the issuance of any Certificates of Occupancy for the project site, the Stineman Court cul-de-sac shall be fully built out in accordance with the bonds and agreements already in place with the City of Long Beach.

13. All fencing shall be constructed in accordance with plans submitted and filed with the Department of Development Services.
14. Any street lights, pedestrian lights, parking lot lights, building lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
15. Glass used on the exterior of all commercial buildings shall have less than 25% reflectivity. All glazing (with the exception of spandrel glass) shall have a minimum visible light transmittance of 65% subject to the review and approval of the Director of Long Beach Development Services.
16. No cross-lot drainage shall be permitted without the appropriate easements over adjoining lots.
17. Prior to issuance of a grading permit, the developer shall provide a construction staging plan to the Director of Development Services for review and approval. Furthermore, the developer shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any) and approval shall be binding upon all hauling activities and construction truck trips by the developer.
18. The developer shall abide by the haul route/trucking route approved by the Director of Development Services and City Engineer. Failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction permits, inspections, or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the developer's hauling practices to be remedied.
19. Minor changes to these approved plans or conditions of approval, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the developer shall be required to submit an application for a Modification of Approved Permit (Planning Commission approval).

20. The developer shall provide final architectural plans and a sample of all final exterior finish and architectural materials and colors selected for construction for review, prior to issuance of a building permit. If the final building design or materials specifications are found to be below the standards approved in concept, the developer shall remedy the deficiency by revising plans to include exterior finish and architectural materials and colors to the satisfaction of the Site Plan Review Committee.
21. The Applicant shall provide for all Building Bureau comments issued for the project in the memo dated February 2, 2022, attached to these conditions of approval (Exhibit A) and by this reference made a part hereof.
22. The Applicant shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated October 20, 2021, attached to these conditions of approval (Exhibit B) and by this reference made a part hereof.
23. The developer shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.
24. Any removed or replaced trees shall be replaced at a ratio of no less than one-to-one (1:1).
25. Prior to the issuance of a building permit, the Applicant shall depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. Wherever feasible, these devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened to the greatest extent feasible by landscaping or another screening method approved by the Director of Development Services.
26. Prior to the issuance of a building permit, the Applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.
27. The plans submitted for plan review shall explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
28. All rooftop mechanical equipment shall be fully screened from public view. Said screening shall be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the

- building, a rooftop mechanical equipment screening plan shall be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
29. Upon plan approval and prior to issuance of a building permit, the Applicant shall submit a reduced-size set of final construction plans for the project file.
 30. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
 31. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
 32. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
 33. The Applicant shall file separate plan check submittals to the Long Beach Fire Department, Public Works, Building Bureau, Long Beach Airport, and Police department for review and approval prior to the issuance of a building permit (see attachments for Police and Building comments).
 34. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau shall be secured.
 35. The Applicant shall submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to the issuance of a building permit. The landscape plan shall include a diagram showing shade coverage ratio of the parking lot. Canopy trees shall be included that provide shade on at least 40% of the total area dedicated to parking stalls and associated vehicle circulation, after five years of growth, and/or use paving materials with a Solar Reflectance Index of at least twenty-nine (29) on a minimum of fifty (50) percent of paving surfaces dedicated to parking stalls and associated circulation.
 36. All landscaped areas shall comply with the State of California's model landscape ordinance, the Water Efficient Landscaping standards of Chapter 21.42 of the Long Beach Municipal Code, and all applicable Douglas Park landscape standards. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
 37. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip

irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.

38. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
39. Prior to the issuance of a building permit, design details and materials of outdoor furnishings shall be submitted for review and approval of the Director of Development Services. All outdoor seating areas on the site shall include furnishings and exterior lighting that complement the buildings' architectural design.
40. Prior to the issuance of a building permit, the applicant shall provide outdoor lighting plan details subject to review and approval of the Long Beach Airport, Police Department and the Director of Development Services. Any pedestrian path lighting shall be included.
41. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
42. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
43. The final map is to be prepared in accordance with the approved tentative map and shall be recorded with the L.A. County Recorder's Office within thirty-six (36) months from the date of the Planning Commission's approval of the tentative map. If the final map cannot be recorded within the thirty-six (36) month period, the subdivider can request a time extension. The time extension request shall be submitted to the Zoning Administrator for review and approval as per Section 21.21.406 of the Long Beach Municipal Code.
44. Unless specifically waived by the Planning Commission, the final map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach. The content and form of the final map, including all proposed property lines, shall be based upon criteria established by the Director of Public Works.

45. Prior to approval of the final map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the final map through the Department of public works. Furthermore, the subdivider shall pay the associated Planning processing fees of the final map.
46. 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.
47. 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.
48. Any graffiti found on site shall be removed within 24 hours of its appearance.
49. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
50. The applicant shall provide the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All off-site and/or public improvements and facilities required by the Department of Public Works not in place and accepted prior to final map approval, must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to final map approval, the Subdivider shall submit its on-site parking management plan and project Conditions, Covenants and Restrictions (CC&Rs) for review and approval of the Director of Public Works.
- e. The Subdivider and successors shall be responsible for the current and future maintenance of the site drainage system, and for the operation and maintenance of any private connection to a public utility in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees

and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project CC&Rs, and a recorded copy of said document shall be provided to the Director of Public Works.

- f. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected prior to approval of the final map, or a private drainage easement recorded on the map, to the satisfaction of the Director of Public Works.
- g. This development is within the PD-32 North Development Agreement area of the Douglas Park Development and is subject to conditions imposed by the Development Agreement. With respect to this development site and the immediately adjoining, existing or future public and/or private streets, the Subdivider shall comply with the requirements of the Development Agreement or provide written waiver(s) for any nonconforming development design.
- h. Prior to the start of ANY demolition, excavation, or construction, the Subdivider shall submit the following to the Department of Public Works for review and approval:
 - i. A construction plan for pedestrian protection, construction staging, scaffolding and excavations; and,
 - ii. A traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature; and,
 - iii. A plan for construction area and/or site perimeter fencing with custom printed screen(s).

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Subdivider shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.

- i. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Subdivider and successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.
- j. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- k. Any proposed signage shall be located entirely on site, on private property, completely out of the public right-of-way. Any signage initially proposed in

public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.

- i. All off-site improvements shall provide a minimum of five (5) feet clear dedicated right-of-way between any and all obstructions for pedestrian travel purposes compliant with the most recent Americans with Disabilities Act (ADA) standards. All hardscape shall be constructed with Portland cement concrete. All removal limits shall consist of entire panel replacements (from joint line to joint line).
- m. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, as determined during the plan check process, the right-of-way dedication way shall be provided.
- n. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to the Public Works counter at the Permit Center on the 2nd Floor of City Hall (411 West Ocean Boulevard, Long Beach, CA 90802), for review and approval. This review is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.

The City of Long Beach Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans.

- o. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

PUBLIC RIGHT-OF-WAY

- p. The Subdivider shall be responsible for resolving all matters of easement and/or utility encroachment to the satisfaction of the interested agency, City department, and the Director of Public Works.
- q. The Subdivider shall provide easements to the City of Long Beach for any City required facilities such as traffic signal controls, signage, required slopes, refuse collection access, and any other public utilities and/or necessities, to the satisfaction of the interested agency, City department, and the Director of Public Works.
- r. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility

or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.

OFF-SITE IMPROVEMENTS

- s. The Subdivider shall be responsible for the reservation, dedication and/or improvement of Stineman Avenue adjacent to the project site. Public right-of-way street improvements shall be made in compliance with the PD-32 North Development Agreement, and shall include, but not be limited to the following: traffic signage and striping, full width construction of the roadway and structural cross-section, curb, curb gutter, sidewalk, landscaping, and street lighting.
- t. The Subdivider shall obtain a geotechnical report prepared by a registered Geotechnical Engineer in the State of California to determine the pavement design and structural section of the proposed roadway based on a traffic index of 11 (T.I.=11), to the satisfaction of the Director of Public Works.
- u. The Subdivider shall be responsible for certified material testing for the roadbed pavement, landscaping, storm drain facilities and connections, sidewalk pavement, traffic striping, and all quality control drawings of the project. Upon construction, the Subdivider shall provide the City with the certificate(s) showing that all testing complies with Standard Specifications for Public Works Construction (The "GreenBook"), latest edition. The certification shall be provided by a registered Civil Engineer in the State of California.
- v. The Subdivider shall improve the roadways adjacent to the project site with public sidewalks at a minimum of 10-foot widths (from property line to curb face). All sidewalk improvements shall be constructed with Portland cement concrete.
- w. The Subdivider shall improve the sidewalk adjacent to the project site with new ground cover and street trees, including necessary tree root barriers in accordance with Douglas Park PD-32 Development Standards. Any street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning any tree planting, landscaping, or irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- x. The Subdivider shall improve all landscaped sidewalk areas with water-conserving automatic irrigation systems designed to provide adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk. Electric meters that

- power irrigation control devices and provide irrigation to landscaped areas within the public right-of-way shall be dedicated to those devices.
- y. The Subdivider shall improve the public sidewalk adjacent to the project site with high pressure sodium luminaires, or approved alternate light standards and feed points, to the satisfaction of the Director of Public Works. A street lighting plan with necessary lighting calculations for the required street lighting system shall be submitted to the Department of Public Works for review and approval. Lighting calculations shall be prepared in accordance with the latest edition of the Illumination Engineering Society (IES) standards and certified by a registered Civil or Electrical Engineer in the State of California.
 - z. The Subdivider shall submit street improvement plans in conformance with conditions noted above, per the latest City standards and for review and approval by the City Traffic Engineer.
 - aa. Cover Street, adjacent to the project site, are subject to a street pavement cut moratorium ending in October of 2025. The Subdivider shall provide written approval from the City to implement any street improvements prior to the end of the existing moratorium, in the form of a discretionary permit for excavation. Otherwise, the Subdivider shall reconstruct (complete grind and overlay) the full width of Cover Street (from block to block), adjacent to the project site, and to the satisfaction of the Director of Public Works.
 - bb. The Subdivider shall remove any unused driveways and curb cuts along the project's frontage on Cover Street, and replace with full height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. All sidewalk improvements shall be constructed with Portland cement concrete.
 - cc. The Subdivider shall reconstruct any damaged and/or deteriorated sections of sidewalk pavement, curb and curb gutter on the perimeter streets adjacent to the development site with Portland cement concrete, including similar colored concrete where applicable, and to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
 - dd. The Subdivider shall check with the Long Beach Water Department, at (562) 570-2300, and the Energy Resources Department (Gas and Oil), at (562) 570-2000, for scheduled main replacement work prior to submitting any improvement plans to the Department of Public Works.
 - ee. The Subdivider proposes improvements that may impact existing utilities through and adjacent to the project site, such as street light power lines and sewer lines. The Subdivider shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.

- ff. 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. All off-site improvements, adjacent to the development site and/or along the truck delivery route, found damaged as a result of construction activities shall be reconstructed or replaced by the Subdivider, to the satisfaction of the Director of Public Works.
- gg. The Subdivider shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- hh. The Subdivider shall submit a grading and drainage plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to the release of any building permit.

On-site drainage improvements shall be completed in accordance with the requirements of the Los Angeles County Department of Public Works and shall be coordinated with the Douglas Park PD-32 Development Standard and off-site improvements.

TRAFFIC AND TRANSPORTATION

- ii. The Subdivider shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage blocks along Cover Street and Stineman Avenue, or contribute a fair share fee to the City for future implementation, to the satisfaction of the City Traffic Engineer; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding the most recent Bicycle Master Plan of the City of Long Beach.
- jj. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet in width require a variance; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements. Driveway improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- kk. The Subdivider shall install new crosswalks adjacent to the project site per the most current City standard and to the satisfaction of the City Traffic Engineer.
- ll. The Subdivider shall submit a signing and striping plan for review and approval by the City Traffic Engineer.

- mm. The Subdivider shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- nn. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as a result of construction activities to the satisfaction of the City Traffic Engineer.
- oo. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- pp. The Subdivider shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- qq. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

AIRPORT

- rr. The Subdivider shall provide, to the satisfaction of the Director of Public Works, proof that a “No Determination” of hazard to air navigation has been received from the Federal Aviation Administration (FAA) prior to the release of any building permit.
 - ss. Proposed building and parking lot lighting shall be shielded and pointing downward in such a manner as to avoid distractions to piloted aircraft.
51. As a condition of any City approval, the Applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the Applicant may be required in an amount sufficient to cover the anticipated litigation costs.

EXHIBIT A

February 16, 2022

Cuentin Jackson
Planning Bureau

TAC Case No.: 2109-21
Project Address: 3810 STINEMAN CT

SUBJECT: TECHNICAL ADVISORY COMMITTEE – BUILDING AND SAFETY

This is in response to your request to the Building and Safety Bureau to provide preliminary comments regarding the proposed project at 3810 Stineman Ct. The description of the proposed project is as follows:

“Construction of two new two-story creative office condominium buildings of 26,472 square-feet (Building 1) and 31,528 square-feet (Building 2).”

The preliminary comments provided herein are intended to aid the Applicant in the preparation of their construction documents for formal plan submittal to the City for plan review after the completion of the entitlement process with the Planning Bureau. It is not meant to serve as a substitute for the formal plan review whereby a more detailed and comprehensive analysis by the Building and Safety staff is performed but as a high-level summary to communicate potential design or code issues that may affect or impact the final design of the proposed project prior to plan submittal. Formal plan review comments are generally provided after fully developed and completed construction documents are submitted to the City, plan review fees are collected, and the Building and Safety staff is assigned to perform the plan review. The Applicant is responsible for complying with all requirements of the City, including but not limited to, the preliminary comments provided herein. Based upon the limited information provided, the preliminary comments are as follows:

GENERAL ADMINISTRATIVE PROVISIONS

1. Permit Application. The proposed project will likely require separate permit application(s) and construction document(s) submittal for plan review, permitting and inspection. This includes, but not limited to, the following application types:
 - Building permit application.
 - Electrical permit application.
 - Plumbing permit application.
 - Mechanical permit application.
 - Grading permit application.
 - Fire permit application.
 - Public Work right of way occupancy application.

Applications can be obtained at:



longbeach.gov/lbds/forms

2. Departments and Agencies. The proposed project will likely require separate plan review and approval prior to the issuance of permits. This may include, but not limited to, the following Departments or Agencies and their contact information:
 - Building and Safety Bureau 562-570-PMIT (7648)
 - Planning Bureau 562-570-6194
 - Fire Prevention Bureau 562-570-2560
 - Public Works Department 562-570-6784
 - Water Department 562-570-2381/2382 (2415/2393 for backflow)
 - Energy Resource Department 562-570-2085 (811 for DigAlert)
 - Southern California Edison 562-981-8237
 - LA County Sanitation 562-908-4288
 - LB Unified School District 562-997-7550

3. Impact Fees. The proposed project may likely be imposed the following development impact fees:
 - Police Facilities Impact Fee (LBMC Chapter 18.15)
 - Fire Facilities Impact Fee (LBMC Chapter 18.16)
 - Transportation Improvement Fee (LBMC Chapter 18.17)
 - LBUSD School Developer Fee
 - LBWD Sewer Capacity Charge
 - LA County Sanitation Connection Fee

For more information on any of the LBMC requirements referenced above, go to:

library.municode.com/ca/long_beach/codes/municipal_code?nodeId=LONG_BEACH_CALIFORNIA

For more information on the Sewer Capacity Charge, obtain a copy of the Sewer Capacity Fee Acknowledgement Form at:

longbeach.gov/lbds/forms

For impact fee amounts, go to:

longbeach.gov/lbds/fee-schedules

4. Submittal. When the proposed project is ready for plan submittal to the City, a Building and Safety staff can assist with the processing of the Applicant's permit application(s), obtaining the project number(s), and determining the amount of the plan check fees to be paid. Permit application(s) may be obtained online at:

longbeach.gov/lbds/forms

For more information on how to submit the construction documents to the City to begin the formal plan review process, please visit the following webpages:

longbeach.gov/lbds/building/Plan-Review-Service

longbeach.gov/lbds/building/project-submittal

5. Predevelopment Meeting. The Applicant is advised to take advantage of the predevelopment meeting ("PDM") service offered by the Building and Safety Bureau and/or Fire Prevention Bureau to help identify or address potential Code regulations that may have an impact on the design of the project prior to formal plan submittal to the City. The staff assigned to the proposed project can help to coordinate a PDM with

pertinent City departments or agencies to discuss or answer in-depth critical construction related questions or concerns and thereby reduce significant Code issues from being discovered during the formal plan review process. For more information about this service, see Information Bulletin IB-043 Predevelopment Meeting at:

longbeach.gov/lbds/building/inspection/ib

6. Design Professional. The specific scope of work for the proposed project will require a licensed professional to design the building's fire-life safety and structural systems. As such, the Applicant will be required to obtain the service of a registered design professional (e.g., Architect, Civil Engineer, Structural Engineer, etc.) licensed in the State of California to analyze, design, prepare, sign and stamp the construction documents as part of the plan review and permitting process. The subsequent approval of the proposed project will be contingent upon the satisfaction of this requirement. For more information on this requirement, please see Information Bulletin IB-013 When a Registered Design Professional is Required at:

longbeach.gov/lbds/building/inspection/ib

GENERAL BUILDING REGULATIONS

7. State Code. The 2019 Edition of the California Building Standards Code along with the City's local amendments contained in Title 18 of the Long Beach Municipal Code (herein collectively referred to as the "Code") is the current construction code in the City. This Code is applicable to all proposed projects submitted for formal plan review beginning January 1, 2020 through the end of December 31, 2022. The portion of the Code that will likely be applicable to the proposed project are as follows:

- 2019 Edition of the California Building Code ("CBC")
- 2019 Edition of the California Electrical Code ("CEC")
- 2019 Edition of the California Plumbing Code ("CPC")
 - LBWD Rules and Regulations Section 204.4 requires new residential and nonresidential developments (including mixed-use developments) with irrigated landscapes at the ground level over 5,000 sf and 1,000 sf, respectively, to have dedicated irrigation service connection separate from the service connection for non-irrigation use. Please contact the Water Department, Dennis Santos at 562-570-2381, for additional information.
 - AB1732 requires all single-user toilet facilities to be identified as all-gender toilet facilities in any business establishment, place of public accommodation, or City facilities. Refer to Information Bulletin BU-052 Single-User Restroom for additional information at:
longbeach.gov/lbds/building/inspection/ib
- 2019 Edition of the California Mechanical Code ("CMC")
- 2019 Edition of the California Fire Code ("CFC")
- 2019 Edition of the California Green Building Standards Code ("CGBSC")
 - CGBSC Chapter 5 Nonresidential Mandatory Measures will apply to newly constructed nonresidential buildings, nonresidential building additions of one thousand (1,000) square feet or greater, nonresidential building alterations with a permit valuation of two hundred thousand dollars (\$200,000) or above.
 - CGBSC Section 5.106.5.3.3 as amended by the LBMC Section 18.47.050

requires new nonresidential developments to facilitate future installation and use of EV chargers. EV supply equipment shall be installed in accordance with the CEC Article 625. The requirements are as shown on LBMC Table 5.106.5.3.3. For more information, please refer to Information Bulletin BU-050 Electric Vehicle Charging in New Construction or the municipal code at:

longbeach.gov/lbds/building/inspection/ib
library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.47GRBUSTCO_18.47.050AMCASE5.106.5.3.3T A5.106.5.3.WNOEVCHSPCHSTCA

TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	NUMBER OF REQUIRED EVCS
0-9	0	0
10-25	3	1
26-50	7	2
51-75	13	3
76-100	19	4
101-150	26	6
151-200	38	8
201 and over	25 percent of total	5 percent of total

- CGBSC Section 5.410.2 requires building commissioning to be included in the design and construction processes of newly constructed nonresidential building projects 10,000 sq. ft. and over to verify that the building systems and components meet the owner's or owner representative's project requirements. The expectation and requirements of the building shall be documented before the design phase of the proposed project begins.
- 2019 Edition of the California Energy Code ("CE_NC")
 - CE_NC will apply to newly constructed buildings, building additions and building alteration for project submitted to the City for plan review. The CE_NC may impact the design and installation, including but not limited to, the building envelope, space-conditioning systems, water-heating systems, pool and spas, solar ready buildings, indoor lighting systems of buildings, outdoor lighting systems and signs located either indoors or outdoors.
 - CE_NC Section 110.10 provides mandatory requirement for solar ready buildings and shall be included in the design and construction of new buildings for nonresidential 3 stories or less.
 - CE_NC Section 120.8 requires building commissioning to be included in the design and construction processes of new nonresidential building projects to verify that the building energy systems and components meet the owner's or owner representative's project requirements. The expectation and requirements of the building shall be documented before the design phase of the proposed project begins.

Please visit the following websites to access any of the code information noted herein:

codes.iccsafe.org/codes/california
longbeach.gov/lbds/building/plan-review-service/code/resources
library.municode.com/ca/long_beach/codes/municipal_code?nodeId=LONG_BEACH_CALIFORNIA

8. Municipal Code. In addition to the Code stipulated above, attention should be paid to the specific regulations of the Long Beach Municipal Code (“LBMC”) identified below as it will likely impact the design of the proposed project:

- LBMC Chapter 18.61 NPDES and SUSMP Regulations will apply to proposed development or redevelopment projects. It will require adequate and proper design and construction measures be taken to prohibit non-storm water discharges into the storm drain systems or receiving waters and to require source control BMP to prevent or reduce discharge of pollutants into the storm water to the maximum extent possible.

library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.61NPSURE

- LBMC Chapter 18.67 Construction and Demolition Recycling Program will apply to newly constructed buildings, buildings with additions or alterations requiring a permit, and/or demolition projects. It will require the reuse or diversion of 65% of all project related construction and demolition material to a City approved vendor or facility and waste diversion deposit. See Information Bulletin BU-033 Waste Management Plan at:

longbeach.gov/lbds/building/inspection/ib

library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.67CODEREPR

- LBMC Chapter 18.74 Low Impact Development Standards will apply to new development or redevelopment projects. It will require the use of low impact development (LID) standards to effectively manage and retain storm water on-site by using small-scale, natural drainage features to slow, clean, infiltrate and capture rainfall that results in an economical and efficient way to replenish local aquifers, reduce pollution, increase the reuse of water and improve the quality of our beaches and waterways. Go to:

longbeach.gov/lbds/planning/environmental/lid

library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.74LOIMDEST

- LBMC Chapter 18.75 Grading, Excavations and Fills will apply to the grading, excavation and earthwork construction, including fills and embankments. It will require construction to comply with the technical requirements of this chapter, including any soils/geology engineering report.

library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.75GREXFI

For more information on any of the LBMC requirements referenced above, go to:

library.municode.com/ca/long_beach/codes/municipal_code?nodeId=LONG_BEACH_CALIFORNIA

9. Checklist. Standard plan review checklist(s) that highlight many of the common code provisions that may be applicable to the proposed project is(are) as follows:

- Commercial Checklist
- Commercial Accessibility Checklist
- Grading and Retaining Wall Checklist
- Structural Design General Checklist
- Electrical Checklist

- Mechanical Checklist
- Plumbing Checklist
- Energy Nonresidential Checklist
- Fire Alarm Checklist
- Fire Group B Checklist
- CALGreen – Non-Residential Checklist

For more information on any of the standard checklist referenced above, go to:

longbeach.gov/lbds/forms

10. Exterior Exit Stairway. Exterior exit stairways and landing must have a minimum fire separation distance of 10 feet to the property line(s) and from other building(s)/structure(s) on the same lot. Refer to the CBC Section 1027.5 for additional information.

GENERAL CA ACCESSIBILITY AND FEDERAL ADA REGULATIONS

11. Nonresidential and Public Accommodation Accessibility. A general accessibility analysis in accordance with the CBC Chapter 11B should be provided to determine the impact, if any, to the design of the site and building for compliance with the accessibility regulations. Areas of focus for design consideration includes, but not limited to, the following:

- An accessible path of travel from the public right of way to the site and/or building.
- An accessible path of travel from within the site (i.e., parking lot, court yard, open public area, etc.) to the building.
- An accessible path of travel within the building.
- All path of travel width, slope, surface condition, including elements encroaching or projecting into the path of travel, etc.
- Parking areas should be made accessible (e.g., 1 accessible parking space for every 25 parking spaces provided, van accessible parking space for every 6 accessible parking spaces, van accessible parking space 144 inches wide and 216 inches long, access aisles 60 inches wide, etc.).
- Means of egress should be made accessible (e.g., entrance and exit doors at the ground level, strike edge clearance of 24 inches on pull side of door, 18 inches on push side of door, level landing on both side of exterior doors, max 1/2" door threshold, etc.).
- Toilet facilities should be made accessible (e.g., wheelchair accessible compartments, location of water closets, 60 inches wide and 48 inches deep maneuvering space in front of water closets, etc.).

GENERAL ELECTRICAL REGULATION

12. Electrical Utility. The location of the proposed transformer(s) and/or electrical meter(s) and/or the increase in service demand should be discussed and worked out with the local electric utility provider, Southern California Edison, at 562-981-8237.

GENERAL PLUMBING REGULATIONS

13. Plumbing Fixture. An occupant load analysis in accordance with the CPC Section 422, Table 422.1 and Table A should be performed by the Applicant to determine the minimum number of plumbing fixtures that may be required to be provided for the building. This information should assist the Applicant to determine the impact, if any, to the design of the building and where to provide the required plumbing fixtures.
14. Sewer and Water. The proposed location for underground building sewer line(s) and potable water line(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.
15. Water Meter. The proposed location for water meter(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.
16. Backflow Preventer. The proposed location for the backflow preventer should be discussed and worked out with the Long Beach Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.
17. Gas Meter. The proposed location for gas meter(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Energy Resources Department ("LBERD"). For more information, please contact the LBERD staff, Paul Lange, at 562-570-2085.

GENERAL FIRE REGULATIONS

18. Water Flow. A current water flow report should be obtained from the Long Beach Water Department ("LBWD"). This information should assist the Applicant to design specific fire protection systems (e.g., fire sprinkler system). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.
19. Fire Hydrant. New public and/or private fire hydrant may be required. To assist in this determination, the Applicant should locate if there are existing fire hydrants within 300 feet of the property or buildings. At minimum, one on-site fire hydrant will be required to comply with the CFC Section 507 and Appendix C. The exact location for the required fire hydrant will be determined once public fire hydrants are clearly identified on the site plan sheet of the construction documents.
20. Fire Access Road. The proposed project may require a Fire Department access road(s). The minimum specifications or standards required for the access road are as follows:
 - 26 feet wide;
 - 28 feet inside turning radius;
 - 15 feet of clear and unobstructed vertical height;
 - All weather resistant surface;
 - Hammerhead turnaround area shall be approved by the Fire Department.

Standards contained in CFC Appendix D is not adopted by the City, but may serve as a general guide;

- Traffic calming devices (e.g., speed bumps) are prohibited unless specifically approved by the Fire Department; and
- Design for H20 (80,000 lbs) loading.

21. Fire Protection System. The proposed project may require the following fire protection system(s):

- An approved automatic sprinkler system designed and installed in accordance with the CFC Chapter 9, the CBC Section 903.3 and the NFPA 13 standard.
- A Class 1 fire standpipe is required pursuant to the CFC Section 905 and the CBC Section 905. Please note that the fire hose valve within the exit stairway should be located to not affect the required exit width.
- A manual fire alarm system shall be designed and installed in accordance with the CFC, the CBC Section 907 and the NFPA 72 standard.

22. Emergency Responder Radio Coverage Systems. Approved radio coverage for emergency responder(s) shall be provided within all buildings meeting any one of the following conditions: more than 3 stories above grade plane, total building area is 50,000 sf., total basement area is 5,000 sf or more; or building is equipped with a solar photovoltaic system. The proposed room equipped with the head-end equipment shall be in a 2-hour rated room and located in the same room as the fire alarm control panel. The rooms equipped with the head-end equipment shall be in a 2-hour rated room and located in the same room as the fire alarm control panel.

23. Fire Pump Room. Fire pump room(s) shall be accessed from the exterior of the building. Access to the fire pump room(s) shall be coordinated with the Fire Prevention Bureau.

GENERAL PUBLIC WORKS REGULATIONS

24. Public Right-of-Way. New construction, addition, or alteration of existing Public Right-of-Ways (e.g., driveways access, sidewalks, streets, alleys or other right of ways) must obtain Public Works Department approval. Please follow up with Mr. Bill Pittman at 562-562-6996.

25. Graphic Fence Wrap for Temporary Fencing Standards. Temporary fencing wrapped with graphic design approved by Public Works may be required on construction projects to minimize the visual impact of construction activity prior to the issuance of any construction permit. The requirements are contained in Public Works' Development Guideline Section 6.5. Please follow up with Mr. Jorge Magana at 562-562-6678.

26. Occupancy in the Right-of-Way. Outdoor dining, news rack or stand, canopy or patio cover, enclosed awning and any other similar structure or occupancy in the Public Right-of-Ways requires the approval of Public Works. Please follow up with Mr. Bill Pittman at 562-562-6996.

If you or the Applicant have any questions or concerns regarding the preliminary comments provided herein, please do not hesitate to contact me.

REVIEWED BY:

Truong Huynh, P.E., C.B.O.
General Superintendent of Development Services
Building and Safety Bureau
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EXHIBIT B



Date: October 20, 2021
To: Cuentin Jackson, Staff Planner
From: Brendan Murphy, Patrol Resource Officer, East Division
Subject: **CPTED: FOR 3810 STINEMAN CT**

This memorandum is in response to Application NO.: 2109-21 (SPR21-056, ZCA21-004, TTM21-007) requesting a Crime Prevention Through Environmental Design (CPTED) assessment at 3810 Stineman Ct. The Long Beach Police Department has made the following recommendations for public safety, crime prevention, and improving the quality of life.

Location

- The location is a 160,621 square foot dirt lot on the north side of Cover Street just west of MCGOWEN Street.

Site Design

- The proposed development is the construction of two 2-story office condominium buildings (one is 26,472 square feet and the other is 31,528 square feet) in sub area 3 of the Douglas Park North Planned Development District.

Lighting

- Lighting shall be placed at pedestrian entrances to both buildings.
- Lighting shall be placed around perimeter of buildings.
- Lighting shall be placed along all pedestrian walkways leading to the buildings and within any parking lots/garages used by the tenants.

Landscaping

- Trees (canopy shall not block lighting fixtures).
- Trees (trimmed up from the ground min 6ft).
- Shrubs (no higher than 36 inches in height).

Camera Locations

- Install inside the buildings facing towards main pedestrian exit/entrances.
- Install by vehicle entrance/exits to property parking lots.

External Storage Facilities

- Building trash enclosures shall remain locked when not in use.
- All outbuildings, storage sheds, mechanical, electrical, HVAC or other equipment shall be adequately secured.

Signage

- Signs should be large, legible, and identifiable. The use of strong colors, standard symbols, single shapes, and graphics is recommended for signs of information and help.
- Signs should be strategically located at entrances near activity areas and placed for visibility at an appropriate height.
- Hours of operation should be indicated at the entrance of buildings.
- “No Loitering” and “No Trespassing” signs with California Penal Code shall be posted at front doors entering the premises.
- Signs stating that a surveillance system is in place on the property shall be placed near the video surveillance cameras.

BM:bm
CPTED 3810 Stineman Ct