



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD

LONG BEACH, CALIFORNIA 90802

(562) 570-6194

FAX (562)570-6068

AUGUST 21, 2014

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review and a Tentative Tract Map for an adaptive reuse project to convert a designated historic landmark, known as the Security Pacific National Bank Building, from office use to 118 residential condominium units located at 110 Pine Avenue within the Downtown Long Beach Planned Development District (PD-30). (District 2)

APPLICANT: David Takacs
824 S. Los Angeles Street, Suite 305
Los Angeles, CA 90014
(Application No.: 1401-14)

DISCUSSION

The project site is located on the northeast corner of Pine Avenue and 1st Street (Exhibit A – Location Map) and is located within the Downtown Plan (PD-30), Height Incentive District. The site is currently improved with the Security Pacific National Bank Building, designated as a historic landmark in 1989, which extends to the property lines with no on-site parking.

Built in 1924, this elegantly constructed landmark represents the financial and commercial growth of the City of Long Beach during the boom of the twenties. Designed in a classic Beaux Arts style by prominent Los Angeles architects Curlett and Beelman, who also designed the Farmers and Merchants bank a few blocks north on Pine Avenue, this building is divided into three parts (base, midsection, and attic) and is clad in contrasting light marble and dark red brick, and crowned with a classical cornice. The three-story base has a recessed entryway behind large Corinthian columns. Currently, the main level and basement are occupied by a restaurant use and the upper floors (2nd-13th) are used as office space.

The applicant is proposing to adaptively reuse the building and convert the upper floors of the structure from office use to 118 residential condominium units; the restaurant use on the ground floor and basement will remain and become a separate commercial

space. The Cultural Heritage Commission (CHC) reviewed the proposed exterior changes pursuant to the Certificate of Appropriateness process on August 11, 2014. The CHC continued the item to their September 8, 2014, hearing to finalize the detail on the windows, but were otherwise supportive of the proposed exterior changes, subject to conditions. The exterior changes considered by the CHC to facilitate the adaptive reuse from office to residential includes replacing the existing single-panel fixed windows between the 3rd floor and 13th floor with a two-panel window with a fixed panel over an operable awning panel and each window will have clear glazing and a brown anodized aluminum frame. Other proposed exterior changes include removing a portion of the roof on the north side elevation at the 2nd floor to create a community open patio area, increasing the width of a door along the alley for access to the trash room, and adding new window openings along the roof bulkhead. Finally, the elevator lobbies, elevator cars, and the shadow sign on the upper portion of the north elevation will remain unchanged.

The proposal also consists of a Tentative Tract Map (TTM 72737) to create air rights for the 118 residential dwelling units and a commercial space (Exhibit C – Tentative Tract Map). The subdivision would be subject to all applicable requirements of the Long Beach Municipal Code and State subdivision law, and would become effective when a Final Tentative Tract Map is recorded.

Typically, a 118 residential unit building would require a minimum of 148 parking spaces (1 for each unit, plus 1 guest parking space for each 4 units); the commercial space would be subject to require parking for the area of the tenant space over 6,000 square feet. However, under the Downtown Plan, as an incentive to convert historic landmarks from commercial to residential units, existing parking spaces must be maintained, but no additional parking spaces are required. In addition, no parking is required when the ground floor of historic landmarks are converted to restaurant, retail, or entertainment uses. There are no existing parking spaces on-site. Off-site parking (150 parking spaces) will be available through a parking agreement at the Buffums Autoport parking structure located at 123 E. 1st Street, which is also a designated historic landmark, less than 200 feet away from the proposed residential structure.

Staff has analyzed the proposed project and believes the project meets the requirements of the Long Beach Municipal Code and State subdivision law. Therefore, staff recommends approval of the proposed Tentative Tract Map and Site Plan Review, subject to conditions (Exhibit D – Findings and Conditions) and effective upon the CHC approval of the Certificate of Appropriateness.

PUBLIC HEARING NOTICE

Public notices were distributed on July 30, 2014. No responses were received as of the preparation of this report.

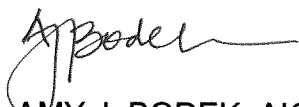
ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the proposed project was reasonably anticipated in the Downtown Plan Environmental Impact Report (DTP EIR, SCH#2009071006) as a foreseeable future project. The subdivision of the 110 Pine Avenue adaptive reuse project does not create any additional environmental concerns as proposed. No further environmental analysis is required.

Respectfully submitted,



JEFF WINKLEPLECK
ACTING PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:JW:AZ

Attachments: Exhibit A – Location Map
Exhibit B – Plans & Photographs
Exhibit C – Tentative Tract Map
Exhibit D – Findings and Conditions of Approval

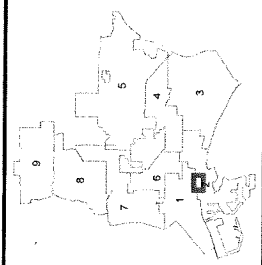
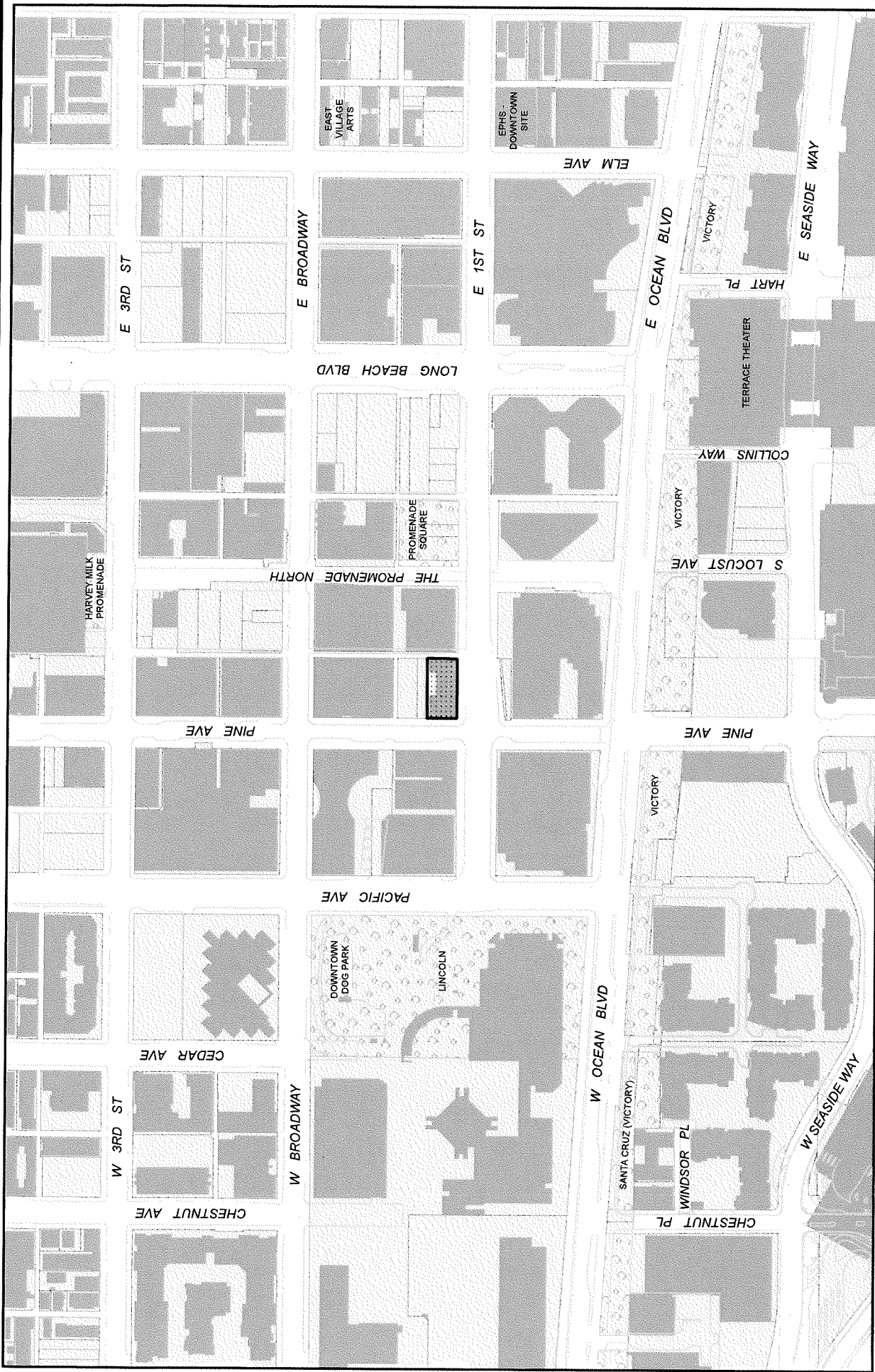
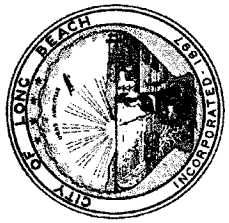


Exhibit A

Subject Property:
 110 Pine Ave
 Application No. 1401-14
 Council District 2
 Zoning Code : PD-30



TENTATIVE TRACT MAP (TTM 72737) SITE PLAN REVIEW CONDITIONS OF APPROVAL

Application No. 1401-14
Address: 110 Pine Avenue
Date: August 7, 2014

1. The Site Plan Review approval is for the adaptive reuse of an existing building, a designated historic landmark, to convert the commercial office space into 118 residential condominium units with commercial spaces on the ground floor and basement levels, as per the plans dated April 2, 2014.
2. No code standards were waived for this project through the Site Plan Review process. On-site parking to meet the requirements for dwelling units and commercial tenancy were not required, nor provided, for this project as follows:
 - a. Pursuant to the Downtown Plan (PD-30), as an incentive to convert historic landmarks from commercial to residential units, existing on-site parking spaces must be maintained, but no additional parking spaces are required.
 - b. In addition, no parking is required when the ground floor of historic landmarks are converted to restaurant, retail, or entertainment uses.
3. The Final Map is to be prepared in accordance with the approved Tentative Tract Map (TTM 72737) and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission of the Tentative Map, unless prior to expiration of the thirty-six month period, the Planning Bureau receives a written request from the subdivider for an extension of time, which receives written approval from the Zoning Administrator.
4. 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, unless specified otherwise herein.
5. 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 Planning Bureau processing fees for the Final Map.
6. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.
7. All required off-site street improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the Final Map or

issuance of a building permit, whichever occurs first.

8. The applicant shall update, revise and format the TTM to the satisfaction of the Director of Public Works.
9. Prior to approval of the Final Map, the applicant shall provide clearance letters from all applicable City departments and other government agencies stating that requirements for subdivision have been met.
10. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
11. 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.
12. 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 must be recorded with all title conveyance documents at time of closing escrow.
13. All conditions of approval must be printed verbatim on all plans submitted for plan review to Long Beach Development Services. These conditions must be printed on the site plan or a subsequent reference page.
14. Site development, including landscaping, shall conform to the approved plans on file in the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps, shall be maintained at the job site at all times for reference purposes during construction and final inspection.
15. 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, Transportation Impact Fees and Housing Trust Fund fees, if applicable.
16. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the Conditions of Approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Administrator or Planning Commission shall review any major modifications, respectively.
 17. 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 exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
 18. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
 19. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Development Services.
 20. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.
 21. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
 22. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
 23. Separate building permits shall be required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations, and

planters, as required.

24. Separate electrical and plumbing permits shall be required for conversion of three (3) or more units to condominiums. Submetering for individual units shall be required to the satisfaction of the Director of Development Services.
25. Per Section 21.42.030 of the Long Beach Municipal Code, all required yards and setback areas shall be attractively landscaped primarily with live plant material. All landscaped and paved areas shall be maintained in a neat and orderly condition with healthy landscaping free of weeds and litter. The subdivider shall replace all existing dying and dead landscaping on the subject property to the satisfaction of the Director of Development Services prior to approval of the Final Map.

Special Conditions:

26. The 118 residential units allowed under this approval must meet the PD-30 requirement for adaptive reuse residential projects and contain units that are a minimum 450 square feet with an average of 700 square feet.
27. The Site Plan Review approval herein shall be effective upon the Cultural Heritage Commission's approval of the Certificate of Appropriateness. All exterior alterations approved by the Cultural Heritage Commission pursuant to the Certificate of Appropriateness (HP14-011) shall be completed to the satisfaction of the Director of Development Services prior to approval of the Final Map. Building permits and verification of those repairs shall be obtained and provided to the Planning Bureau prior to Final Map approval. The Conditions of Approval for HP14-011 are wholly incorporated by reference and include, but are not limited to:
 - a. All plans submitted for plan review must explicitly call out and describe all materials, textures, and colors approved by the Cultural Heritage Commission.
 - b. The materials used shall be as shown on the elevations, materials board, and materials packet submitted as part of the application process. Any substitutions proposed shall be of a similar or higher quality than originally identified to the satisfaction of the Director of Development Services. Requests for significant changes in materials will have to be reviewed and approved by the Cultural Heritage Commission.
 - c. New windows shall have brown anodized aluminum frames and clear glazing. The installation of new windows shall maintain a recess from the building face; flush installation is prohibited.

- d. The existing shadow sign on the south elevation shall remain in its present state and shall be protected during construction to avoid any damage. If damage should occur during construction, a restoration plan must be submitted for approval by the Cultural Heritage Commission or its designee and the sign restored prior to the issuance of a final certificate of occupancy.
 - e. The proposed alterations should not unnecessarily destroy historic materials or architectural features that characterize the property as historic including, but not limited to, the interior lobby, elevator lobbies, elevator cars, the exterior of the 1st and 2nd floor west and south elevations where the restaurant is located, the recessed entry to the restaurant, the shadow sign on the south elevation, and any and all other historic details not specifically mentioned on the exterior of the building.
 - f. Any damages caused to the building during any phase of the project shall be reported to the Historic Preservation Office and repaired immediately in a manner that is consistent with the Standards.
 - g. Any other exterior work not specifically included in the approved scope of work reviewed herein shall require review and approval by the Cultural Heritage Commission.
 - h. The conditions herein shall be included verbatim in the Conditions of Approval for the Site Plan Review and Tentative Tract Map entitlements (Application No. 1401-14) currently being processed by the Planning Bureau.
 - i. Any new mechanical equipment placed on the rooftop as part of the adaptive reuse and programming of the building shall be screened from view with compatible materials that blend appropriately with the building to the satisfaction of the Director of Development Services.
 - j. Exterior signage for future uses in the building shall be reviewed by the Cultural Heritage Commission through the Certificate of Appropriateness process.
 - k. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
28. The applicant shall cause to be prepared Covenants, Conditions, and Restrictions (CC&Rs) for this project. A copy of the CC&Rs are to be provided to the Director of Development Services for approval prior to transmittal to the California Department of Real Estate or recordation with the County Recorder.

The CC&Rs shall be executed and recorded against the title of the parcel and shall contain the following provisions, which shall also be noted on the Final Map:

- a. The subject condominium project consists of 118 residential units and a ground-floor/basement commercial space;
- b. No parking spaces are required on-site or off-site per the City of Long Beach Downtown Plan (PD-30), which allows for the conversion of a designated historic landmark from a commercial/office use to a residential use without providing additional parking. The provision of on-site or off-site parking is also not required for retail, restaurant, or entertainment uses on the ground-floor of designated historic landmark buildings.
- c. A clear, detailed and concise written description of the common areas and facilities of the condominiums shall be provided, including all amenity areas, storage areas and other shared facilities;
- d. The Subdivider and successors, including any future Homeowners Association, shall be responsible for the maintenance of the common areas and facilities, the exterior of the building, any costs or corrections due to building or property maintenance code enforcement actions, the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way or in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions" (CC&Rs), and a recorded copy of said document shall be provided to the Director of Development Services.

Graffiti removal shall be the responsibility of the Homeowner's Association. Graffiti shall be removed within 24 hours of its discovery;

29. The applicant shall provide the following to the satisfaction of the Director of Public Works:

The Department of Public Works submits the following requirements for the proposed development at 110 Pine Avenue. It is the recommendation of this department that a final Tract Map be processed for this subdivision project.

For additional information regarding final map processing, contact the Subdivision Coordinator, Bill Pittman, at (562) 570-6996. For off-site improvements, contact the Plan Check Coordinator, Jorge Magana, at (562) 570-6678.

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 required facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, the Subdivider shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

PUBLIC RIGHT-OF-WAY

- e. The Subdivider proposes to install a new trash room door that swings into the Tribute Court right-of-way. Doors that swing into the public rights of way are not allowed, the subdivider shall eliminate or recess all doors that swing into the public rights-of-way eliminating encroachment into the right-of-way for both proposed and existing conditions.
- f. All projections such as windows, balconies, architectural features and mechanical equipment projecting over the public rights-of-way shall be corrected and/or constructed in compliance with California Building Code Chapter 32, the Long Beach Municipal Code and to the satisfaction of the Director of Public Works.
- g. The Site Plan indicates that portions of the basement encroaches within the subterranean rights-of-way along First Street and Pine Avenue. The Subdivider shall record on the map the abandonment of the encroaching areas of the basement or provide for the vacation of the basement areas by Resolution and execute to the satisfaction of the Director of Public Works, an agreement that hold

the City harmless for all damages to the basement caused by the above public rights-of-way.

- h. 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, the right-of-way dedication way shall be provided.
- i. All easements in connection to this subdivision shall be shown on the Final Subdivision Map.

OFF-SITE IMPROVEMENTS

- j. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- k. The Subdivider shall repair deteriorated, cracked, uplifted and damaged sidewalk and alley pavement of the adjacent rights-of-way and Tribune Court with Portland cement concrete to the satisfaction of the Director of Public Works.
- l. The Subdivider shall provide for the resetting to grade existing manholes, pull boxes, meters and utility access covers within the public rights of way adjacent to the project site to the satisfaction of the Director of Public Works.

TRAFFIC & TRANSPORTATION

- ~~m. A traffic report must be prepared for this project, under the supervision and approved (stamped) by a registered Traffic Engineer in the State of California. In addition, any proposed physical street improvements must include a scaled drawing stamped by a registered civil engineer.~~

LONG TERM MAINTENANCE

- n. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and

maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.

30. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured. Please see Building Bureau's' TAC comments dated April 22, 2014.
31. The applicant shall incorporate all measures listed in the memo to the Planning Bureau from the Long Beach Police Department dated April 22, 2014. Please contact Sergeant Milton Thomas (562) 570-5835 for more information.
32. The 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.
33. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Blvd., Fourth Floor

Long Beach, CA 90802

PH: 562-570-6651

FAX: 562-570-6753

BUILDING BUREAU / PLAN REVIEW DIVISION

Date: April 22, 2014

To: Angie Zetterquist
Planning Bureau
Ph : (562) 570-6553
Fax : (562) 570-6068

From: Frank Liu
Building Bureau
Ph : (562) 570-6214
Fax : (562) 570-6793
Frank.Liu@longbeach.gov

T.A.C. Case No: **1401-14**

Project Address: **110 Pine Ave.**

Description of Work: Adaptive reuse of an existing 13-story office building (historic landmark) to be converted to 118 residential units with ground floor and basement commercial units. Tentative Tract Map to establish units as condominiums for sale.

SUBJECT: T.A.C. REVIEW AND COMMENTS

T.A.C. (Technical Advisory Committee) review and comments from the Building Bureau are intended to aid the applicant in preparation of the project for building plan submittal and are not a substitute for plan check corrections. Plan check corrections will be issued after the completed plans have been submitted and a full plan check review has been done. The applicant is responsible for complying with all requirements of the prevailing Building Code, or other local ordinances or state laws.

1. The construction of this project shall comply with the requirements of the current building and construction codes in the City of Long Beach. As of today, these codes are the 2013 Edition of the California Building Code (based on the 2012 Edition of the International Building Code) as amended by Title 18 of Long Beach Municipal Code, 2013 Edition of the California Mechanical, 2013 Edition of the California Electrical Code, 2013 Edition of the California Plumbing Code, and 2013 California Green Building Standards.

The Long Beach Municipal Code is available from our LBDS's link to

http://lbs.info/building/engineering_n_development_services/building_standards_code_2014/default.asp

2. Separate building permits are required for miscellaneous structures such as, but not limited to, signs, fences, trash enclosures, flagpoles, and pole mounted yard lighting foundations.
3. Separate permit applications for demolition, electrical, plumbing, and/or mechanical plan checks are required. Please be aware of this for the sub-trade permits at the time you submit your project for building plan review.

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4. A separate plan review and approval by the Planning Bureau will be required. For more information regarding Planning Bureau, please call (562) 570-6134.
 5. A separate plan review and approval by the Fire plan checker will be required. For more information regarding the Fire plan review, please call (562) 570-6791.
 6. A separate plan review and approval by the Health plan checker maybe required. For more information regarding the Health plan review, please call (562) 570-4195.
 7. Obtain approval from Department of Public Works for any construction within public right of way. For more information regarding the Public Work plan review, please call (562) 570-6194.
 8. Obtain approval from Long Beach Water. For more information regarding Long Beach Water, please call (562) 570-2381.
 9. Obtain approval from Long Beach Gas and Oil. For more information regarding Long Beach Gas and Oil, please call (562) 570-2085.
 10. The Building and Safety Bureau offers "Permit by FAX" for preliminary processing of your applications. By using this service, you will be able to obtain your project number, the exact amount of the plan check fees to be paid, and shorten your wait time on the 4th floor of Planning and Building. All the applications and information may be obtained from our website at <http://www.lbds.info/building/default.asp> or request the documents at (562) 570-6651. Fill out the appropriate applications and FAX them back to the department at (562) 570-6753.
 11. The Clean Water Act of 1972 requires adequate and proper design and construction measures be taken to protect the storm water system and waterways from contamination. Applicable Best Management Practices (BMP's) must be implemented during construction per the City of Long Beach Municipal Code, Chapter 18.95.

http://municipalcodes.lexisnexis.com/codes/longbeach/_DATA/TITLE18/index.html.
 12. The construction shall be required to pay impact fees of Transportation, Park and Recreation Facilities, Police Facilities, and Fire Facilities pursuant to LBMC 18.17.050, 18.18.040, 18.22.060, and 18.23.060 at the time of issuance of Certificate of Occupancy; see attached "NOTICE AND ACKNOWLEDGEMENT" form for fee calculations.
 13. The construction shall be required to pay School District Fees pursuant to Education Code Section 17620(b) prior to building permit issuance; see attached "SCHOOL DEVELOPER FEES" for fee calculations.
 14. A sewerage system connection fee payment from the Los Angeles County Sanitation District for the construction will be required prior to building permit issuance. For more information, contact the County Sanitation at 562-908-4288.

15. A sewer capacity charge will be required prior to plumbing permit issuance.
16. Provide construction designs complying with California Green Standard 2013.
17. Project maybe subject to the requirement of Low Impact Development (LID); see requirements at http://lbs.info/low_impact_development/default.asp.
18. When fully completed plans are submitted to the Department for formal building plan review, provide on the title sheet an analysis that establishes the justification for the building area and height based on available yards, type of construction, sprinkler systems and occupancy group.
19. Show type of building construction as per Chapter 6 of 2013 CBC.
20. Fire Sprinkler system (NFPA-13) will be required.
21. Off-site parking stalls shall comply with 1109A of 2013 CBC.
22. Provide a leveled accessible path of travel to comply with 11B-206.4.1 of 2013 CBC.
23. Verify that the existing stairway is accessibility compliance to 1119A of 2013 CBC.
24. Protection of openings along the northerly wall shall comply with Table 705.8 of 2013 CBC.
25. Corridors shall be in a 1-hr fire rated construction as per Table 1018.1 of 2013 CBC.
26. Limit rated corridor opening sizes and rating to comply with 716 of 2013 CBC.
27. Limit dead end corridor to comply with 1018.4 of 2013 CBC.
28. Exit path shall maintained at least the same fire rating as the 1-hr fire rated corridors to 2-hr fire rated interior stairway.
29. Fire rated corridor shall not exit thru unrated elevator lobby.
30. Interior stairway shall be enclosed by 2-hr fire barrier or horizontal assembly per 1022 od 2013 CBC.
31. Exit path shall maintained for 2-hr fire rated interior stairway to public right of way or 2-hr exit passageway per 1023 of 2013 CBC.
32. Exit passageway shall not be used for any purpose other than as a means of egress per 1023 of 2013 CBC.
33. Exterior opening within 10' of fire escape stairway shall be protected per 1026.5 and 1027.4.2 of 2013 CBC.

34. Occupancy separating shall be provided as per Tables 508.4 and 509 of 2013 CBC.
35. Floors and walls shall have sound rating per 1207 of 2013 CBC.
36. These TAC comments are only preliminary and only to point out major potential issues that may have impact to the final building design. Code compliance review will be done when plans are submitted for plan check after plan check fees are paid.
37. Since no detailed plans have been provided at this time for our initial review, please be informed that complete plan check comments will only be issued after the completed plans and calculations have been submitted and a full plan check review has been done. The applicant is responsible for complying with all requirements of the prevailing Building Code, or other local ordinances, state or federal laws.

Sincerely,

Frank Liu
Building Bureau
City of Long Beach



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD, 4TH FLOOR • LONG BEACH, CA 90802 • PHONE: 562-570-LBDS • FAX: 562-570-6205

Date: _____

Long Beach Unified School District
Facilities Development & Planning Branch
2425 Webster Avenue
Long Beach, CA 90810

SUBJECT: SCHOOL DEVELOPER FEES – AY 12/13

The Developer/Applicant at _____
project address

Long Beach, California, is adding/changing the use of _____ square feet of
total square feet

commercial/residential development to his/her residence/business.

The Development is (please check one):

Residential Additions (+500 sq. ft) _____ sf
(Fees per square ft = \$3.20)

Residential New _____ sf
(Fees per square ft = \$5.51)

Commercial development _____ sf
(Fees per square ft = \$0.51)

Change of use _____ sf

Should you have any questions, please contact the staff member below or Long Beach Development Services, Building and Safety Bureau, at 562-570-LBDS (5237).

Thank you,

Print Name

Phone No.

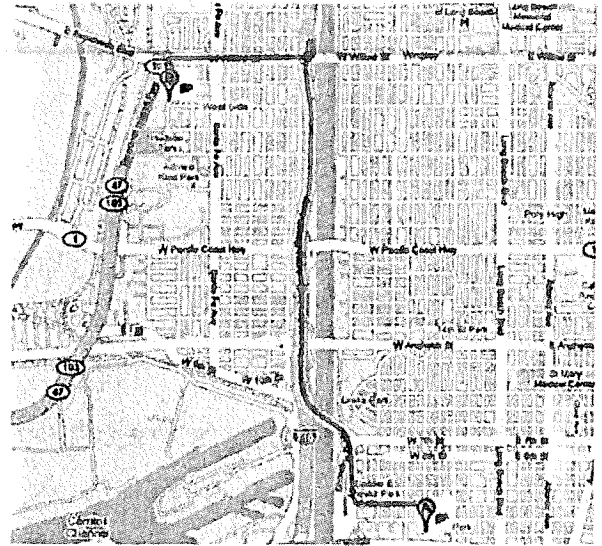
Position

E-Mail

Directions to LBUSD Offices from City Hall:

1. Head N on Chestnut Ave toward W Broadway (0.1 mi)
2. Turn left and W 3rd St (0.3 mi)
3. Take the ramp onto Shoreline Dr W (0.6 mi)
4. Merge onto I-710 N via the ramp to Pasadena (1.9 mi)
5. Exit onto W Willow St (1.0 mi)
6. Turn left at Webster Ave (0.2 mi)

Destination will be on the right



LBUSD Offices Hours of Operation

Please reference the following collection hours, observed holidays and planned furlough closures before visiting the District. More information can be found at lbschools.net/developperfes or by calling (562) 997-7550.

Regular Collection Hours: Monday through Friday, 9am to 3pm

Holidays Observed:

- July 4, 2012 (Independence Day)
- August 27, 2012 (Admission Day)
- September 3, 2012 (Labor Day)
- November 12, 2012 (Veteran's Day)
- November 22-23, 2012 (Thanksgiving)
- December 24-25, 2012 (Christmas Holiday)
- January 1, 2013 (New Year's Holiday)
- January 21, 2013 (MLK Jr. Day)
- February 11, 2013 (Lincoln Day)
- February 18, 2013 (Washington Day)
- May 27, 2013 (Memorial Day)



NOTICE AND ACKNOWLEDGEMENT

CITY OF LONG BEACH

LONG BEACH DEVELOPMENT SERVICES

333 W. Ocean Blvd., 4th Floor, Long Beach, CA 90802

Information: (562) 570-6194 ■ Fax: (562) 570-6068 ■ www.longbeach.gov/plan

Project Address: _____ **Project Number:** _____

As applicant for a development permit at the stated project address, I _____, execute this Notice and Acknowledgement as a condition to the issuance of a permit.

____ I am aware that I am required to pay the following Development Impact Fees (DIF) imposed by the City of Long Beach on all new multi-family residential units, new single family dwelling developments and on all commercial developments of more than 3,000 square feet, with certain exceptions as stated in Chapters 18.17, 18.18, 18.22 and 18.23 of the Long Beach Municipal Code.

- Transportation Improvement
 Park & Recreation Facilities
 Police Facilities
 Fire Facilities

____ I am aware that the DIF must be paid, prior to issuance of the Certificate of Occupancy, Temporary Certificate of Occupancy, or final inspection, whichever comes first, as stated in the Long Beach Municipal Code, Sections 18.17.050, 18.18.040, 18.22.080 and 18.23.080. Furthermore, I am aware that payment must be made either in cash or cashier's check only.

Pursuant to the provisions of Sections 18.17.070, 18.18.060, 18.22.070 and/or 18.23.070. the applicable DIF are calculated as follow:

RESIDENTIAL:

Transportation Improvement	Park and Recreation Facilities	Police Facilities	Fire Facilities
<u>Citywide</u> \$1,125.00 x _____ dwelling units = \$0.00	<u>Single Family or Duplex</u> \$4,613.04 x _____ dwelling units = \$0.00	<u>Single Family</u> \$703.00 x _____ dwelling units = \$0.00	<u>Single Family</u> \$496.00 x _____ dwelling units = \$0.00
<u>Accessory, up to 220 sq ft</u> \$236.25 x _____ dwelling units = \$0.00	<u>Multi Family Dwelling (3 or more)</u> \$3,562.78 x _____ dwelling units = \$0.00	<u>Multi Family Dwelling (2 or more)</u> \$537.00 x _____ dwelling units = \$0.00	<u>Multi Family Dwelling (2 or more)</u> \$378.00 x _____ dwelling units = \$0.00
<u>Secondary, up to 640 sq ft</u> \$663.00 x _____ dwelling units = \$0.00	<u>Manufactured Housing/ Mobile Home</u> \$2,619.63 x _____ dwelling units = \$0.00		
<u>Senior Citizen</u> \$663.00 x _____ dwelling units = \$0.00	<u>Lof/Studio</u> \$1,781.39 x _____ dwelling units = \$0.00		

RESIDENTIAL TOTAL = \$0.00

COMMERCIAL:

Transportation Improvement - Citywide	Transportation Improvement - Downtown	Police Facilities	Fire Facilities
<u>Citywide - Office</u> \$2.00 x [redacted] sq ft= \$0.00	<u>Downtown - Office</u> \$3.00 x [redacted] sq ft= \$0.00	<u>Commercial</u> \$0.44 x [redacted] sq ft = \$0.00	<u>Commercial</u> \$0.27 x [redacted] sq ft= \$0.00
<u>Citywide - Retail</u> \$3.00 x [redacted] sq ft= \$0.00	<u>Downtown - Retail</u> \$4.50 x [redacted] sq ft= \$0.00	<u>Office</u> \$0.54 x [redacted] sq ft= \$0.00	<u>Office</u> \$0.33 x [redacted] sq ft = \$0.00
<u>Citywide - Hotel</u> \$750.00 x [redacted] guest rooms = \$0.00	<u>Downtown - Hotel</u> \$1,125.00 x [redacted] guest rooms = \$0.00	<u>Industrial</u> \$0.22 x [redacted] sq ft= \$0.00	<u>Industrial</u> \$0.13 x [redacted] sq ft = \$0.00
<u>Citywide - Movie</u> \$140.00 x [redacted] seats = \$0.00	<u>Downtown - Movie</u> \$90.00 x [redacted] seats = \$0.00		
<u>Citywide - Industrial</u> \$1.10 x [redacted] sq ft= \$0.00			
<u>Citywide - Warehouse</u> \$1.10 x [redacted] sq ft= \$0.00			
<u>Citywide - Self Storage Facility</u> \$0.29 x [redacted] sq ft= \$0.00			

COMMERCIAL TOTAL = \$0.00

GRAND TOTAL (Residential + Commercial) = \$0.00

Please be advised that the 90-day appeal period in which you may protest any fees, dedications, reservations or other exactions will begin to run from the approved date as indicated on the building permit which describes the fees, dedications, reservations or other exactions. Please note that the fees are predicated upon rates currently in effect. Your liability may be changed if the City Council amends the fee schedule prior to payment.

_____/_____/_____
 (Print Name of Owner) (Address) (Phone Number)

_____/_____/_____
 (Print Name of Authorized Agent) (Title) (Phone Number)

_____/_____
 (Signature of Owner or Authorized Agent) (Date)

Payment must be made in either cash or cashier's check only.

INSTRUCTIONS:

1. Specify the total number of fixtures to be installed (+) and/or demolished (-) in the "# of New Fixtures" and "# of Demo Fixtures" columns for each type of fixtures.
2. "Total EFU" for each type of fixtures is determined by multiplying the Equivalent Fixture Unit⁴ (EFU) rate (which depends on if the fixture is for private, public or assembly use) by the "# of New Fixtures". Where applicable, the "# of Demo Fixtures" will can be used to offset the "# of New Fixtures". Private = residential use, Public = commercial use, Assembly = place of gathering for civic, recreational, food consumption, etc.
3. "Total Project EFU" is the sum of all the "Total EFU" for each type of the fixtures.
4. "Capacity Charge" is determined by multiplying the "Total Project EFU" by the current capacity rate (\$ per EFU) as adopted by resolution of the Board of Water Commissioners.
5. "Surcharge" is determined by multiplying the "Capacity Charge" by 6.2 percent².
6. The sum of the "Capacity Charge" and "Surcharge" are the total fees due at the time the plumbing permit is issued.
7. The fixture information provided herein will be verified and the final "Capacity Charge" and "Surcharge" will be determined by staff at the end of the plumbing plan review or prior to the issuance of the plumbing permit¹.

SEWER CAPACITY CHARGE

TYPE OF FIXTURES	EFU ⁴ RATE			# OF NEW FIXTURES	# OF DEMO FIXTURES	TOTAL EFU ⁴
	Private	Public	Assembly			
Bathtub or Combination Bath/Shower (fill)	4.0	4.0				
¾" Bathtub Fill Valve	10.0	10.0				
Bidet	1.0					
Clothes Washer	4.0	4.0				
Dental Unit, Cuspidor		1.0				
Dishwasher, Domestic	1.5	1.5				
Drinking Fountain or Watercooler	0.5	0.5	0.75			
Lavatory	1.0	1.0	1.0			
Mobile Home, each (minimum)	12.0					
Sink (Bar)	1.0	2.0				
Sink (Clinic Faucet)		3.0				
Sink (Clinic Flushometer Valve) w/ or w/o Faucet		8.0				
Sink (Kitchen, Domestic)	1.5	1.5				
Sink (Laundry)	1.5	1.5				
Sink, (Service or Mop Basin)	1.5	3.0				
Sink (Washup, each set of Faucets)		2.0				
Shower, per head	2.0	2.0				
Urinal, 1.0 GPF Flushometer Valve	3.0	4.0	5.0			
Urinal, > 1.0 GPF	4.0	5.0	6.0			
Urinal, flush tank	2.0	2.0	3.0			
Washfountain, Circular Spray		4.0				
Water Closet, 1.6 GPF Gravity Tank	2.5	2.5	3.5			
Water Closet, 1.6 GPF Flushometer Tank	2.5	2.5	3.5			
Water Closet, 1.6 GPF Flushometer Valve	5.0	5.0	6.0			
Water Closet, > 1.6 GPF Gravity Tank	3.0	5.5	7.0			
Water Closet, > 1.6 GPF Flushometer Valve	7.0	8.0	10.0			
				TOTAL PROJECT EFU⁴		
				CURRENT CAPACITY RATE¹		\$93.20/EFU
				CAPACITY CHARGE		
				6.2% SURCHARGE²		

FOOTNOTE:

1. The capacity rate shown herein is from October 1, 2012 to September 31, 2013. Your liability may change if the Board of Water Commissioners amends the fee schedule prior to payment. All fees to be collected will be subject to the most current rate at the time the permit is to be issued.
2. There shall be added to each fee imposed or authorized by the provisions of Titles 12, 14, 18, 20 and 21 of this Code; and Part 12.01 of the Rules, a surcharge in an amount as set forth in the schedule of fees and charges established by City Council resolution.
3. Pursuant to Section 1001 of the Rules, "Development" shall mean (1) the construction, erection, reconstruction or use of any building for non-residential purposes, which requires the issuance of a Sewer permit pursuant to the LBMC, and which results in the addition of Equivalent Fixture Units; and (2) the construction, erection, reconstruction or use of any building for residential purposes, which requires the issuance of a Sewer permit pursuant to the LBMC and which results in the addition of one (1) or more Dwelling Units.
4. Equivalent Fixture Unit is based on Table 6-5 of the current Edition of the California Plumbing Code.



City of Long Beach
 Department of Development Services
 333 West Ocean Blvd., 4th Floor
 Long Beach, CA 90802
 Phone: (562) 570-LBDS
 Fax: (562) 570-6753
 Website: <https://www.lbds.info>

Notice and Acknowledgement Form

Sewer Capacity Charge

The Sewer Capacity Charge is used for construction, reconstruction, maintenance and operation of the City's sewer system. This Notice and Acknowledgement form must be completed and signed by the Applicant and submitted to the Department. (I) (We) have read all of the following conditions noted below and provided initials next to each item to acknowledge that (I am) (we are) aware of the requirements. As the Applicant for the plumbing permit at the stated project address, (I) (we) hereby execute this Notice and Acknowledgement form as a condition to the issuance of the permit.

___ (I am) (We are) aware that pursuant to Section 1801 of the Rules, Regulations and Charges Governing Potable Water and Sewer Service adopted by the Long Beach Water Commissioners (herein referred to as "Rules") that all new Development³ shall be required to pay a Capacity Charge.

___ (I am) (We are) aware that pursuant to Section 1802 of the Rules that the Capacity Charge, per Equivalent Fixture Unit⁴, shall be as set forth in Appendix B of the Rules.

___ (I am) (We are) aware that pursuant to Section 1803 of the Rules that the calculation and collection of the Capacity Charge shall be made at the time application for Sewer Service is made but, no later than the date of issuance of a permit¹ for connection to the Sewer System.

___ (I am) (We are) aware that pursuant to Section 1805 of the Rules that any person who has paid a Capacity Charge pursuant to this Section may apply for a full or partial refund of same if, within one (1) year after payment of the Capacity Charge: (a) the Applicant has not been permitted to connect to the Sewer System; or (b) the Development upon which the Capacity Charge has been calculated has been modified, pursuant to appropriate Long Beach Water Department or City ordinances and regulations, resulting in a reduction in the number of Equivalent Fixture Units provided that, if the one-year period expires and the City has not made a final decision on the Development, then the one-year period is extended for ninety (90) days after the date of the City's decision. Refund applications shall be made on forms provided by the Long Beach Water Department and shall contain a declaration of those facts, under penalty of perjury, along with relevant documentary evidence, which qualify the Applicant for the refund. In no event may a refund exceed the amount of the Capacity Charge actually paid.

___ (I am) (We are) aware that pursuant to Section 1806 of the Rules that any person subject to a Capacity Charge pursuant to this Section who constructs, escrows money with the Department for the construction of, agrees to participate in an assessment district for the construction of, or who otherwise contributes funds or improvements to the Long Beach Water Department for the acquisition, construction, reconstruction, maintenance, and operation of the Sewer System shall be eligible for a credit for such contribution against the Capacity Charge otherwise due. The amount of the credit shall be the value of the construction as determined by the Department provided, however, that the credit shall not exceed the amount of the otherwise applicable Capacity Charge. Credit applications shall be made on forms provided by the Long Beach Water Department and shall be submitted at or before the time of application for Sewer Service. The application shall contain a declaration of those facts under penalty of perjury, together with relevant documentary evidence, which qualify the Applicant for the credit.

 (Project Address)

 (Project Number)

 (Print Name of Applicant) or
 (Print Name of Authorized Agent)

 (Signature of Applicant) or
 (Signature of Authorized Agent)

 (Date)

Note: The 90-day appeal period in which you may protest any fees, dedications, reservations or other exactions will begin from the approved date as indicated on the plumbing permit, which describes the fees, dedications, reservations, or other exactions. The fees are predicated upon the capacity rate¹ currently in effect. Your liability may be changed if the Board of Water Commissioners amends the fee schedule prior to payment. Payment must be made in either cash or check. The use of a credit card is not an acceptable method of payment for this fee.



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road / Room 104 / Whittier California
 Mailing Address: P.O. Box 4998, Whittier California 90607
 Telephone: (562) 908-4288 or (323) 685-5217, Extension 2727
 Hours: 7:30 a.m. - 4:00 p.m. Mon. - Thurs.
 7:30 a.m. - 3:00 p.m. Fri.

STEPHEN R. MAGUIN
Chief Engineer and General Manager

Account No: _____
 District No: _____

SEWERAGE SYSTEM CONNECTION FEE

Complete Items 1 through 10 - PLEASE TYPE OR PRINT

Date: ____/____/____
(MONTH) (DAY) (YEAR)

1. Property Owner

2. Facility Name _____

3. Address of Property _____
(STREET) (CITY) (STATE) (ZIP)

Major Cross Streets _____ Thomas Guide Page _____

4. Contact _____ Phone Number: (____) _____

5. Mailing Address _____
(IF DIFFERENT FROM ABOVE) (STREET) (CITY) (STATE) (ZIP)

6. County Assessor Map Book, Page, and Parcel Number: - -

7. Structure is: Proposed Existing, Date of Construction _____

8. User Category and Units of Usage: *(Check the appropriate box and provide the applicable information)*

a. Residential:	<input type="checkbox"/> Single Family Home(s)			▶	Number of Units:
	Tract # _____	Lots _____		▶	Number:
	<input type="checkbox"/> Duplex	<input type="checkbox"/> Triplex	<input type="checkbox"/> Fourplex	▶	Number of Units:
	<input type="checkbox"/> Five Units or More			▶	Number of Spaces:
	<input type="checkbox"/> Mobile Home Park			▶	Number of Units:
b. Commercial:	<input type="checkbox"/> Condominium			▶	Number of Rooms:
	<input type="checkbox"/> Hotel/Motel			▶	Number of Beds:
	<input type="checkbox"/> Convalescent Hospital/Home for the Aged			▶	Improvement Square Footage:
c. Institutional:	<input type="checkbox"/> Other (Specify): _____			▶	Number of Students:
	<input type="checkbox"/> College/University			▶	Improvement Square Footage:
	<input type="checkbox"/> Private School			▶	Improvement Square Footage:
d. Industrial:	<input type="checkbox"/> Church			▶	Improvement Square Footage:
	<input type="checkbox"/> All Categories			▶	All industrial discharges must obtain a permit for industrial wastewater discharge.

9. In order to process this application a complete set of architectural blue prints must be submitted. This is not required for conversion from septic tank to sewer connection.

10. I certify that the information provided in this application is true and correct to the best of my knowledge.

(Signature) (Date)

OWNER
 AGENT FOR OWNER

Please pay by check or money order only. (Cash will not be accepted.)
 Make checks payable to COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY
 Return checks will be subject to penalty

FEE CALCULATION FOR RESIDENTIAL, COMMERCIAL, AND INSTITUTIONAL CATEGORIES

X \$ = \$
Number of Units of Usage Connection Fee Per Unit of Usage Connection Fee

SPECIAL CREDITS (Only if Applicable)

DEMOLITION CREDIT*
 CHANGE IN USE CREDIT*
 AD VALOREM TAX CREDIT

Annexation Date _____

*In order to receive credit, proof of demolition or former use must be submitted with your application (e.g. Demolition Permits, original plans).

\$

(If Less Than Zero, Enter Zero) \$
Connection Fee Due

FEE PAYMENT RECEIVED:

From: _____ D C Yes No Processed by: _____
 Amount \$ _____ Ck. No. _____ Permit No. _____ Approved by: _____
 Date: _____



Date: April 22, 2014
To: Angie Zetterquist, Planner, Community Design and Development
From: Milton Thomas, Sergeant, Support Bureau
Subject: 110 PINE AVE., APPLICATION NO.: 1401-14

The Long Beach Police Department has made the following recommendations for public safety and crime prevention:

Exterior Lighting

- ❖ All pedestrian walkways should have a minimum maintained 1 foot-candle.
- ❖ Wall pack lighting should be placed on each side of the buildings and above exterior doors.
- ❖ Light alcoves to discourage homeless people from sleeping there.
- ❖ Lighting should clearly illuminate the building addresses.
- ❖ Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- ❖ Landscaping shall not be planted so as to obscure required light levels.
- ❖ Metal halide or other similar bulbs, which emit a "white light", should be used. Avoid yellow sodium lighting.
- ❖ All light fixtures should be the type with proper cut-offs to avoid glare and night sky glow.
- ❖ All light fixtures should be vandal resistant.
- ❖ Install lights on building exterior walls.
- ❖ Activation of the required exterior lighting shall be either by a photocell device or a time clock with an astronomic clock feature.
- ❖ **A photometric report and electrical plan should identify all lighting requirements.**

Other Lighting

- ❖ All parking, driving, and walking surfaces, except stairways, shall be illuminated at all times with a minimum maintained 1.25 foot-candle of light.
- ❖ All common area exterior doors shall be illuminated, during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius of each side of the door at ground level.
- ❖ Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level.
- ❖ All luminaries utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.
- ❖ A site plan shall be provided showing buildings' parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the

required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.

- ❖ Landscaping shall not be planted so as to obscure required light levels.
- ❖ A photocell device or a time clock shall control the light source.

Other Business Considerations

- ❖ Entry areas should be gated with keypad or voice activated secured entry pads.
- ❖ Businesses should be clearly marked and directional maps should be placed at all access points, stairwells, and elevator lobby areas (if applicable).
- ❖ Mailboxes should be located within a secure area (include appropriate lighting). An additional locking box for all outgoing mail should be installed to help prevent mail and identity theft.
- ❖ Each building should be individually equipped with an audible burglar alarm system with window and door contacts for added security.
- ❖ The doors to common-area rooms and trash rooms shall have a minimum 600 square-inch clear vision panel, in the upper half of the door, automatic, hydraulic door closures and self-locking door locks equipped with a dead-locking latch, allowing exiting by a single motion and operable from the inside without the use of a key or any special knowledge or effort.
- ❖ Lobby should have a security kiosk/reception desk for access control.

Addressing General

- ❖ Street address should be clearly posted on the street sides of the main buildings and clearly visible from the street with the address and street name.
- ❖ Address numbers should be painted on rooftop (in 4' strokes) for emergency helicopter response. Rooftop addresses must be visible only to aircraft and not from ground level. Numbers should be parallel the address street.
- ❖ All address signs should be well lit and remain free from any obstructions, such as overhangs, awnings and/or landscaping.

Landscape General

- ❖ Ensure landscaping does not block lighting fixtures or visibility to and from windows and doors.
- ❖ Care should be taken in the selection and placement of landscape to prevent the creation of hiding places near entries and exits.

Video Surveillance System Guidelines

A video surveillance system should be installed to assist with monitoring the property. However, it must be understood that a video surveillance system should not take the place of good security practices. Most outdoor surveillance systems are useful in assisting with the remote monitoring of an area, but less effective in helping with the identification of suspects. This is due to the greater distance involved and lack of adequate light available after dark. Therefore, the cameras should be positioned to monitor more narrow and controlled areas such as indoor applications and doorways.

The purposes of the following guidelines are to increase the likelihood that images captured will assist in the apprehension of suspects. The following guidelines are not all-inclusive, and a licensed video surveillance expert should be consulted to assist in designing and installing the system.

1. Camera Locations

- ❖ All main commercial/office space entries and exits
- ❖ Parking lots and garages
- ❖ Elevator lobbies

2. Camera Specifications

- ❖ Record in color with output of at least 480 lines resolution.
- ❖ Automatic exposure for day/night conditions.
- ❖ Positioned where they are vandal and tamper resistant.
- ❖ Use vandal resistant housings where necessary.
- ❖ Full camera coverage of all public rights of way and private parking areas provided by the business.
- ❖ A minimum camera and DVR or digital storage resolution of 640 X 480 pixels - 1280 X 960 pixels is preferred
- ❖ An IP-configurable DVR or digital storage setup with a public IP address.
- ❖ Ability to provide a surveillance system username and password to the Long Beach Police Department.
- ❖ Internet service with a minimum upload speed of 1 Mbps (megabytes per second), 5 Mbps upload speed is preferred.
- ❖ Cameras and DVR should support standard MPEG formats.
- ❖ Cameras should have low light capability, auto iris and auto focus.

3. Video Recording Equipment Specifications

- ❖ A Digital Video Recorder (DVR) should be used.
- ❖ Capable of exporting images in TIFF, BMP or JPG format.

- ❖ DVR capable of exporting video to uncompressed non-proprietary AVI file, maintaining original aspect ratios.
- ❖ Recordings should be retained for no less than 30 days.
- ❖ Use the least amount of compression possible to maintain high-resolution image quality. A lower quality image to save storage space is highly discouraged, as the low quality images will be useless to law enforcement.
- ❖ The DVR units must be stored in a secure place.
- ❖ DVR or digital storage system should be surge protected.

For questions about these specifications or assistance with design/placement of surveillance systems, please contact **Detective Eduardo Reyes at (562) 570-7324.**

Parking Garages/Parking Lots

- ❖ Garage walls and ceiling should be painted white to maximize light.
- ❖ The design of parking garages should be such that there are minimum solid interior walls to maximize visibility, as allowable by code.
- ❖ Secure access with CCTV or roving security to protect against stolen vehicles and vandalism.
- ❖ Trash containers should be properly secured. Lighting should also be located above the enclosure for safety.
- ❖ A minimum maintained 2 foot-candle of light is recommended for open parking lots.
- ❖ Enclosed parking garages should be lit to a minimum of 3 foot-candle.
- ❖ Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- ❖ Bicycle storage units or racks shall be located in high visibility areas.
- ❖ Emergency "call boxes" should be placed in a prominent area on each level of the parking structure.
- ❖ Access to parking garages should be controlled by automatic tubular steel gates and not solid steel.
- ❖ **A photometric report and electrical plan should identify all lighting requirements**

Stairways and Stairwells

- ❖ Interior doors should have glazing panels a minimum of five inches wide and 20 inches in height and meet requirements of the Uniform Building Code.
- ❖ Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.
- ❖ Stairways should be designed to be completely visible from either the interior or exterior or both, unless mandated by the Uniform Building Code to be enclosed.
- ❖ Stairwells should exit into a highly visible area for enhanced safety and security.

- ❖ Fully enclosed interior or exterior stairways with solid walls, when required, should have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such a manner as to provide visibility around corners.
- ❖ Stairways shall be illuminated at all times with a minimum maintained 2 foot-candle of light on all landings and stair treads.

Elevator Cabs and Lobbies

- ❖ Elevators, which serve more than two floors, above ground level, with at least one shaft wall exposed to the exterior or interior, should have clear glazing installed in one wall to provide visibility into the elevator cab.
- ❖ Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on and 36 inches away from the door, should have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained two foot-candles of light at floor level.
- ❖ Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.
- ❖ Elevator lobbies should be placed in a high-traffic area for enhanced visibility.

Building Design

- ❖ Eliminate the entry "landings" as they will be a place where unauthorized people will loiter. Another option would be to create small courtyards with access controlled by low gates.
- ❖ Property access control should be built in using decorative tubular steel fencing.

Fencing General

- ❖ All fencing and gates should be decorative wrought iron or tubular steel style to maintain visibility while controlling access.
- ❖ The design of fence should be such that no vertical bars extend above the top most horizontal bar.

Graffiti Deterrents

Due to the location and design, there is a risk that the buildings may be vandalized by graffiti. It is important to design in deterrents to minimize this risk. The following are some suggestions to be considered to help prevent graffiti:

- ❖ Plant a landscape buffer with low growing shrubs and trees with lacy foliage along the street frontage to partially screen the walls.

August 7, 2014
110 Pine Ave.
Page 6

- ❖ Utilize graffiti resistant paint on the outside building surfaces which are not covered by brick or stone veneer.

If you require further information or need clarification, please feel free to call **Sergeant Milton Thomas at (562) 570-5835, or by email at Milton.Thomas@longbeach.gov.**

FINDINGS
TENTATIVE TRACT MAP (TTM 72737)
SITE PLAN REVIEW

Application No. 1101-14

Date: August 7, 2014

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a Tentative Map if it complies with State and Local regulations. The Tentative Map can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision regulations.

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

The subject site is currently located in an area of General Plan designated as LUD #7 – Mixed Uses, which is intended for large activity centers allowing employment centers, retail, offices, high density residential, visitor serving facilities and professional services. Residential densities are provided for in the Planned Development Ordinance for each district. PD-30 does not refer to specific residential density and regulates density through floor area ratio and height.

However, PD-30 requires that adaptive reuse residential projects contain units that are a minimum 450 square feet with an average of 700 square feet. As proposed, the average unit meets the requirement.

No code standards were waived for this project through the Site Plan Review process. On-site parking to meet the requirements for dwelling units and commercial tenancy were not required, nor provided, for this project as follows:

- a. Pursuant to the Downtown Plan (PD-30), as an incentive to convert historic landmarks from commercial to residential units, existing on-site parking spaces must be maintained, but no additional parking spaces are required.*
- b. In addition, no parking is required when the ground floor of historic landmarks are converted to restaurant, retail, or entertainment uses.*

The plan complies with all development standards of PD-30 or has been approved or waived through Site Plan Review as required.

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

FINDINGS

Application No. 1401-14

110 Pine Avenue

Page 2 of 4

The design and improvement of the proposed subdivision has been determined to be consistent with the Land Use Element and General Plan for residential development and the zoning regulations (Downtown Plan, PD-30).

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

The proposed project consists of converting an existing improvement (i.e., a 13-story, designated historic landmark building) and converting the existing commercial/office use to residential. No additional square footage is being proposed for the site. Consequently, the site is physically suitable for this type of development, and this project was specifically anticipated in the Downtown Plan and associated Program EIR.

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

There are no density standards provided for in the Downtown Plan. The applicant is proposing 118 residential units and ground-floor/basement commercial space. As stated above, the minimum unit size, per PD-30, for an adaptive reuse project are being met. No adverse impacts are anticipated with the approval as proposed.

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

This project was specifically anticipated in the Downtown Plan and associated Program EIR and is not likely to cause substantial environmental damage or substantial avoidable injury to fish and wildlife of their habitat as the proposed project is located in a fully developed urban core.

6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; and

This project was specifically anticipated in the Downtown Plan and associated Program EIR and no negative environmental impacts were identified.

7. 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.

FINDINGS

Application No. 1401-14

110 Pine Avenue

Page 3 of 4

All concerned City Departments have reviewed the Tentative Tract Map and it has been found that the design and improvements of the site will not conflict with public access easements. All required easements and utility locations will be provided for prior to the recordation of the final map.

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
2. The design conforms to any applicable special design guidelines or specific plan requirements, PD guidelines or the General Plan;

The adaptive reuse proposed for the subject site involves an existing structure that has been designated as a historic landmark, therefore the design of the adaptive reuse is harmonious, consistent and complete within itself and is compatible in design, character and scale with neighboring structures and the downtown community.

The subject site is currently located in an area of General Plan designated as LUD #7 – Mixed Uses, which is intended for large activity centers allowing employment centers, retail, offices, high density residential, visitor serving facilities and professional services. Residential densities are provided for in the Planned Development Ordinance for each district. PD-30 does not refer to specific residential density and regulates density through floor area ratio and height.

However, PD-30 requires that adaptive reuse residential projects contain units that are a minimum 450 square feet with an average of 700 square feet. As proposed, the average unit meets the requirement.

No code standards were waived for this project through the Site Plan Review process. On-site parking to meet the requirements for dwelling units and commercial tenancy were not required, nor provided, for this project as follows:

- *Pursuant to the Downtown Plan (PD-30), as an incentive to convert historic landmarks from commercial to residential units, existing on-site parking spaces must be maintained, but no additional parking spaces are required.*
- *In addition, no parking is required when the ground floor of historic landmarks are converted to restaurant, retail, or entertainment uses.*

The plan complies with all development standards of PD-30.

FINDINGS

Application No. 1401-14

110 Pine Avenue

Page 4 of 4

3. The design will not remove significant mature trees or street trees, unless no alternative design is possible;

The subject site is completely built out and the existing structure extends to the property lines, therefore, there are no significant mature trees on-site that will be removed due to this project. Further there are mature fan-palm street trees within the curb face to property line portion of the public right-of-way, however, the project is not proposing to remove these trees.

4. There is an essential nexus between the public improvement requirements established by the Ordinance and the likely impacts of the proposed development; and

Any proposed improvements in the right-of-way are necessary to provide safe and efficient access to the proposed project and to provide for future maintenance concerns.

5. The project conforms to all requirements set forth in Chapter 21.64 (Transportation Demand Management).

Not applicable.