

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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

October 20, 2016

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve an Addendum to the Shoreline Gateway Environmental Impact Report (#18-05 and 26-07) and approve a Modification to Site Plan Review to allow a 35-story mixed-use building (East Tower) with 315 residential units and 6,711 square feet of retail/restaurant space, previously approved for 221 residential units and 6,367 square feet of retail/restaurant space as part of the Shoreline Gateway Master Plan (Application No. 0510-27), to be constructed on a vacant parcel, located at 777 E. Ocean Boulevard in the Downtown Plan (PD-30) area. (District 2)

APPLICANT: Shoreline Development Partners, LP
c/o Jason Silver
9790 Irvine Center Drive
Irvine, CA 92618
(Application No.1512-25)

DISCUSSION

The subject property is located at the northwest corner of Ocean Boulevard and Alamitos Avenue (Exhibit A – Location Map) and consists of a 0.9-acre site, formerly Lime Avenue between Ocean Boulevard and Medio Street, and a 0.55-acre site, totaling approximately 1.68 acres. The Shoreline Gateway Master Plan was approved through Site Plan Review 0510-27 in 2007, and included two mixed-use buildings and a pedestrian plaza. The 17-story West Tower (Phase 1) was completed in 2016 with 223 units and 6,502 square feet of retail/restaurant on the 0.9-acre site. The East Tower, a 35-story high-rise tower approved for 221 residential units and 6,367 square feet of retail/restaurant space on the 0.55-acre site, has not been constructed. The approval of the Shoreline Gateway Master Plan also included a Tentative Tract Map to allow individual ownership of the units, an Administrative Use Permit to allow guest parking to be shared with retail/restaurant tenants, and a General Plan Conformity Finding for the vacation of Lime Avenue between Ocean Boulevard and Medio Street.

The applicant is requesting approval of a Modification to Site Plan Review to modify the Shoreline Gateway Master Plan to allow an increase of 94 units and 344 square feet of retail/restaurant space, for a total of 315 residential units and 6,711 square feet of retail/restaurant space. The request does not propose changes to the building's approved height of 35 stories (approximately 417 feet) or its exterior form. However, to increase the number of parking spaces from the previously-approved 393 spaces to 458 spaces, the subterranean garage will increase from two levels to five levels.

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Pedestrian access to the lobbies for the proposed East Tower, as well as the West Tower, is provided from a 10,000-square-foot plaza shared between the two towers. The plaza occupies former Lime Avenue, and will be fully completed with the construction of the West Tower. The configuration of the plaza was approved as part of the Shoreline Gateway Master Plan and will include pedestrian spaces and public art. The plaza will be open and accessible to the public.

Vehicular access to the site is provided from Medio Street into the parking garage. The project is required to provide 401 on-site parking spaces based on the requirement of 1.25 parking spaces per unit (393.75 spaces) plus 1 space per 1,000 square feet for 6,711 square feet of retail/restaurant (6.7 spaces). The project proposes 458 spaces (60 tandem). The project includes an allowance for the guest spaces to be used to satisfy the required retail spaces. Given this, the project exceeds the code requirement by 63 spaces. The tandem spaces are considered excess and will be required to be solely used and assigned for residential units only.

The proposed retail tenant spaces face Ocean Boulevard and Alamitos Avenue, as well as the plaza. The placement of the retail spaces and lobby on the ground level activates the building on three sides. The garage entrance and utilities area are located on the Medio Street elevation, which is the least visible side of the development site.

The residential unit mix consists of studios, one and two bedrooms, and lofts. Sizes range from 500 square feet to 2,097 square feet, with an average unit size of 900 square feet. The unit mix is distributed evenly throughout the building.

PD-30 (Downtown Plan) was approved in 2012, subsequent to the approval of the Shoreline Gateway Master Plan in 2007. As such, any proposed changes as part of the Modification to Site Plan Review must comply with PD-30 standards.

The Downtown Plan requires common outdoor open space equivalent to 15 percent of the lot area, or 3,593 square feet. The project proposes over 8,300 square feet of common outdoor open space. For common indoor open space, at least one 500-square-foot community room is required. The project is providing two community rooms and two lounges that total over 7,300 square feet. The project also includes a gym, resident community garden, pool, and spa. Lastly, the Downtown Plan requires that at least 50 percent of dwelling units have private open space. In this project, 93 percent of the units have private open space in balconies ranging from 52 to 760 square feet.

The Downtown Plan includes a minimum unit size of 600 square feet, but allows for the applicant to request up to 15 percent of the units to be 450 square feet. The project proposes 13 percent (40 units) that are 500 and 520 square feet. The Downtown Plan states that undersized units must be high-quality dwelling units with sufficient amenities and that private open space is not reduced. The project provides common amenities far exceeding the minimum requirements, as well as recreational facilities like the gym and spa, ensuring that the undersized units meet the intent of the PD-30. Inclusion of these units will allow a broader unit mix in the building.

The landscape plan approved for Shoreline Gateway includes street trees, plaza landscaping, and landscaping in the common outdoor open spaces in the building. Street

trees include palm trees along Ocean Boulevard, and shade trees along Alamitos Avenue and Medio Street. PD-30 includes the Raymond Ash as the designated street tree for Alamitos Avenue. Landscaping in the plaza includes trees, planter pots, and planter areas. Lastly, the common outdoor open spaces in the building will also consist of planter pots and planter areas. The project will be required to demonstrate compliance with the requirements of the City's updated Water Efficiency Landscape Ordinance.

The project as proposed meets all Downtown Plan design guidelines and standards that address scale and massing by building type, context, architectural design and allowable building materials. The approved design is not proposed to change. The design is contemporary in style and utilizes smooth concrete panels, a window wall system, and glass balcony railings as the primary materials (Exhibit B – Plans and Exhibits). The building takes inspiration for its shape from a sail and is designed to provide visual interest from all sides by including varying glass types, and architectural planes.

As the project was initiated under the City's former Redevelopment Agency (RDA), the 2007 project approval included a public art requirement. As required by an Owner Participation Agreement with the former RDA, the project has complied with a review process for the public art package, which includes approval of the artist and the art concept by the Long Beach Arts Council, in 2007. The art package consists of an ocean and sea-theme, including various art pieces placed throughout the plaza. There are no proposed changes to this art package as part of this request. A portion of the public art requirement is payment into an art fund, which the applicant will be responsible for as part of this project.

The approved East Tower was anticipated as part of the Shoreline Gateway Master Plan. The proposed modifications to the East Tower are consistent with the image that the Master Plan sought to create. The building provides all required amenities and complies with the Downtown Plan. The approved design will result in a quality building that will provide a strong presence at the gateway into Downtown at Alamitos Avenue and Ocean Boulevard. Therefore, staff recommends approval of the project, subject to conditions (Exhibit C – Findings and Conditions).

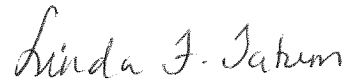
ENVIRONMENTAL REVIEW

The proposed Modification to Site Plan Review was analyzed in accordance with the California Environmental Quality Act and does not result in any additional impacts than were identified in either the previously certified Shoreline Gateway Environmental Impact Report or the Supplemental Environmental Impact Report. An Addendum has been prepared for the proposed project and carries forward all applicable Mitigation Measures from the previous Environmental Impact Reports. The Addendum has been included as Exhibit D.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on October 5, 2016, as required by the Long Beach Municipal Code. No responses have been received as of the date of preparation of this report.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:ct

- Exhibits:
- A. Location Map
 - B. Plans & Photos
 - C. Findings & Conditions

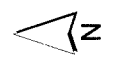
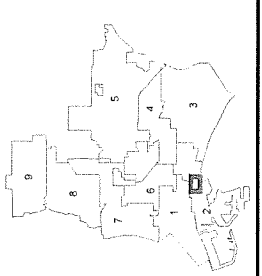
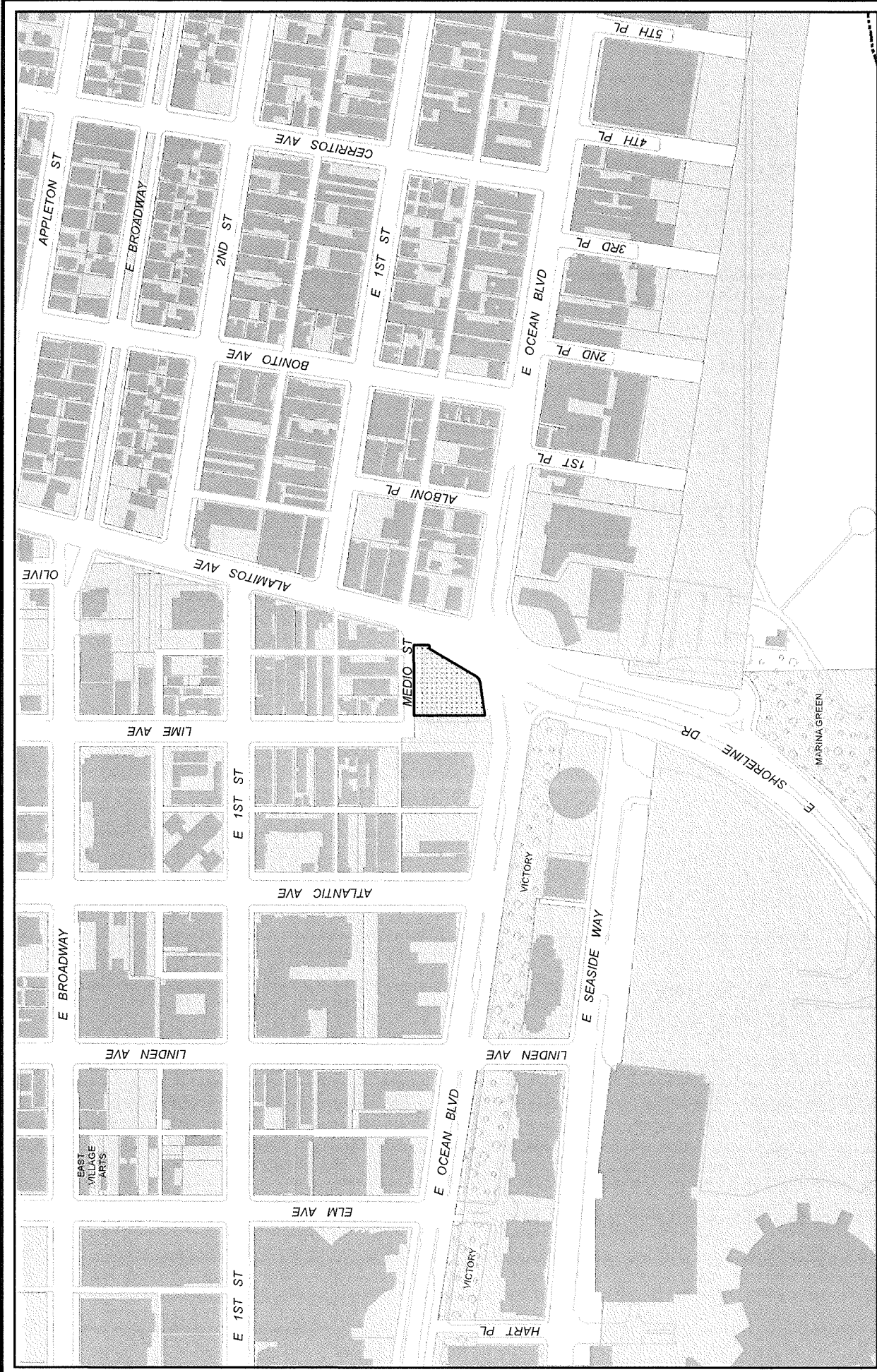
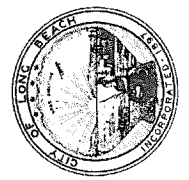


Exhibit A

Subject Property:
 777 E Ocean Blvd
 Application No. 1512-25
 Council District 2
 Zoning Code : PD-30



MODIFICATION TO SITE PLAN REVIEW FINDINGS

Case No. 1512-25

Date: October 20, 2016

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

The proposed 35-story mixed-use building (East Tower) with 315 residential units and 6,711 square feet of retail/restaurant space constitutes a modification of the previously approved building (Application No. 0510-27), 221 residential units and 6,367 square feet of retail/restaurant space. The addition of 94 units and 344 square feet of retail/restaurant does not change the previously-approved height or scale of the building. The number of parking spaces will increase to 458 to accommodate the increased number of units and retail/restaurant space and in doing so, will exceed the parking requirements of the Downtown Plan.

The design of the building continues to incorporate a consistent theme that is compatible in design, character and scale with the neighboring structures, including the constructed West Tower of Shoreline Gateway Master Plan. The project is designed with all-sided architecture. The proposed project will provide a structure with quality materials that utilizes smooth cement panels, architectural pre-cast panels, aluminum panels and glass as the primary building elements and is consistent with the design requirements contained in the Downtown Plan. The proposed project is consistent with the requirements of PD-30 including, but not limited to, height, common and private open space, design, and street front activation.

- 2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES OR SPECIFIC PLAN REQUIREMENTS, PD GUIDELINES OR THE GENERAL PLAN; AND**

The project complies with all development standards contained in the Downtown Plan (PD-30) including the material and design requirements contained in the design guidelines portion.

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

The site was used for a construction staging area and now as a parking lot. No mature trees or street trees will be removed as a result of the project.

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

Public improvements were required as part of the original approval of the Shoreline Gateway Master Plan. Some of the improvements have been completed as part of the construction of the West Tower. The remaining improvements will continue to be applicable to this project. There is no change to any required public improvements as a result of this request.

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

The proposed project contains less than 25,000 square feet of new, nonresidential development and is therefore not subject to the requirements in Chapter 21.64 - Transportation Demand Management.

6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

Complying with the requirements of the California Green Code for new development projects is largely sufficient for satisfying the criteria to pursue LEED certification. However, the applicant has indicated that the East Tower is part of the first LEED-ND Gold campus plan, which will incorporate the recently completed The Current residential LEED Silver mixed-use tower and the proposed East Tower. The project will be developed as a healthy living community: delivering fresh air into every unit (ECODUCT), low flow water plumbing fixtures, energy efficient stainless steel appliances, large operable and energy efficient windows in each unit for ample daylight, resident and retail patron/guest Electric Vehicle Charging stations, recycled content used within building materials, low to non-VOC paint and adhesive materials, and bicycle parking will be provided.

LED lighting is utilized throughout the project and an estimated minimum of 80% of the construction material waste will be recycled. The East Tower will have a fully integrated cistern, shared with the adjacent tower (The Current) that collects all rainwater on site and re-uses it for the project's drip irrigation that waters the buildings low water-use and native drought tolerant plants. The project will integrate an active bus line directly adjacent to a large public/private plaza, and is situated within a ten-minute walk to the Metro Blue Line and walking/biking paths, making Shoreline Gateway Tower a Transit Oriented Development.

CONDITIONS OF APPROVAL
777 E. Ocean Boulevard
Application No. 1512-25
October 20, 2016

1. This Site Plan Review approval allows a 35-story mixed-use building (East Tower) with 315 residential units and 6,711 square feet of retail/restaurant space, previously approved for 221 residential units and 6,367 square feet of retail/restaurant space as part of the Shoreline Gateway Master Plan (Application No. 0510-27), to be constructed on a vacant parcel, in the Downtown Plan (PD-30) area. The project would include a five-level subterranean garage with 458 parking spaces.
2. All work shall be carried out in accordance with the activities shown on plans received by the Department of Development Services, Planning Bureau, dated December 16, 2015.
3. The applicant shall comply with all applicable Mitigation Measures adopted in the Mitigation Monitoring and Reporting Program from the Shoreline Gateway Environmental Impact Report and Shoreline Gateway Supplemental Environmental Impact Report. Additionally, all applicable conditions of approval under Application No. 0510-27 shall remain in full force and effect, unless specifically superseded by this approval. If individual conditions from Application No. 1512-25 are superseded by more restrictive conditions under the subject permit, the more restrictive condition(s) shall apply.
4. The applicant shall include Raywood Ash trees along the Alamitos Avenue street frontage, to comply with the landscaping requirements of PD-30.
5. The project shall comply with any applicable requirements of the 2013 Amended and Restated Owner Participation Agreement, by and between the City of Long Beach as Successor Agency to the Redevelopment Agency of the City of Long Beach and Shoreline Gateway, LLC.
6. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on all plans submitted for plan review.
7. The applicant shall comply with all mitigation measures (MM) and special conditions (SC) as specified in the Mitigation Monitoring and Reporting Program of EIR 18-05 and SEIR 26-07 for the Shoreline Gateway project.
8. The project must maintain a total of 398 independently-accessible parking spaces on site. Any tandem on-site spaces must be assigned for specific residential use only to achieve independence that is equivalent to a traditional parking space.
9. The Department of Public Works submits the following requirements for the proposed development 777 East Ocean Boulevard:

For additional information regarding final map processing, contact the Right-of-way/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 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 during plan check, the right-of-way dedication way shall be provided.
- f. The Subdivider shall dedicate and improve 15 feet for sidewalk purposes along Medio Street adjacent to the project site and relocate all street fixtures to accommodate the sidewalk relocation to the satisfaction of the Director of Public Works.
- g. The Developer shall reconstruct broken/uplifted/depressed sections of public sidewalk, curb, and curb gutter along the perimeter of the project site to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- h. The Subdivider shall dedicate and improve as required to attain a 12-foot-wide public sidewalk along Ocean Boulevard adjacent to the project site, to the satisfaction of the Director of Public Works. Sidewalk improvement shall be constructed with Portland Cement Concrete.
- i. The Subdivider shall dedicate and improve as required to attain a 12-foot-

wide ADA compliant public sidewalk on the corner of Ocean Boulevard and Alamitos Avenue. Sidewalk improvement shall be constructed with Portland Cement Concrete and to the satisfaction of the Director of Public Works.

- j. The Subdivider shall provide easements to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency and shall show on the subdivision map.
- k. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map filing.

OFF-SITE IMPROVEMENTS

- l. The Subdivider shall remove and reconstruct the entire width of Medio Street roadway, from the west side of the Alamitos Avenue roadway to northerly prolongation of Bronce Way, to the satisfaction of the Director of Public Works.
- m. The Subdivider shall improve the sidewalk along the easterly property line of the development site to provide for a straight sidewalk path along Alamitos Avenue, eliminating the roadway turn-out. The final property line will be determined based on the adjacent street striping plans showing the retention of all existing traffic lanes to a minimum width of 12 feet, and a public sidewalk with a minimum width of 10 feet. The area needed for street and sidewalk use shall be dedicated to the City of Long Beach as a public street. It is proposed that the area under the sidewalk will be improved as a subterranean parking garage and that the dedication of the sidewalk area be for surface rights only.
- n. The Subdivider shall provide for a custom-designed bus shelter at the location of the existing transit bus stop on East Ocean Boulevard, to the satisfaction of the Director of Public Works. Installation and design shall be per plans reviewed and approved by Long Beach Transit and to the satisfaction of the Director of Public Works. Contact Long Beach Transit at (562) 5591-8753 to determine their requirements for the bus lane, seating and shelter, and any other amenities such as transit information signage.
- o. 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 and along the truck route

shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.

- p. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- q. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- r. The Subdivider shall provide for new ground cover and street trees with root barriers and irrigation along Medio Street and Alamitos Avenue adjacent to the project site per Long Beach Municipal Code Chapter 21.42.060. The Subdivider and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- s. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- t. The Subdivider shall submit grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services and the Director of Public Works prior to approval of any building permit.
- u. The location of all backflow-prevention devices, fire prevention connections, and transformers shall be shown on plans submitted to the Public Works Department for review and approval.
- v. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.
- w. All rough grading shall be completed prior to the approval of the final map. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the final map approval.

TRAFFIC & TRANSPORTATION

- x. The Developer shall provide a rooftop traffic monitoring station accessible to City of Long Beach staff. This station shall be equipped with electrical

service through a dedicated circuit. An agreement as to the permanent nature of this facility shall be incorporated into Developer's Agreement with the City, or by separate instrument.

- y. Developer shall submit a complete intersection plan for Ocean Boulevard and Alamitos/Shoreline Drive, showing all existing and proposed traffic lanes, curb alignments, crosswalks, traffic signal equipment and sidewalks, for the review and approval of the City Traffic Engineer.
- z. The western portion of the east-west alley (Bronce Way), between Atlantic Avenue and Broadway Court, shall be identified as a project access route in the traffic report. The City Traffic Engineer intends to convert this alley to one-way eastbound only use.
- aa. To mitigate the impact of this high-density development upon the surrounding community, and in partial compensation for reduced parking requirements (below-code parking numbers) and the privatization of surface and underground public spaces adjacent to the project, developer shall participate in the creation and implementation of a parking management plan. This plan shall serve as a mechanism to enable the City to formally address the owner(s) of this development regarding parking problems that may materialize in the immediate vicinity of the project, requiring an investigation and response on the part of the development owner(s). Elements of the plan may include parking disincentives, the implementation of valet parking, the acquisition or buy-down of off-site parking spaces, the deployment of mechanical parking, or other measures to address parking shortfalls.
- bb. Medio Street between Alamitos and Lime Avenues shall have a minimum roadway width of not less than 44 feet, in order to maintain the angled parking on the north side of the street and two-way traffic.
- cc. 42-foot-wide driveway access is proposed on Medio Street. The City Traffic Engineer supports the waiver of the maximum width standard, subject to a special design review and approval process to create a pedestrian-friendly street improvement plan that mitigates pedestrian/vehicle conflicts.
- dd. A traffic report or study 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.
- ee. The Subdivider shall submit Traffic Impact Study for the project affected area.
- ff. The Subdivider shall contact Long Beach Transit's Manager of Service Development Planning at (562) 591-8753 prior to the commencement of

work to coordinate design and construction issues, and to ensure that construction does not interfere with transit bus operations at the existing bus stop on Ocean Boulevard.

- gg. The Subdivider shall submit detailed bus stop improvement plans to Public Works and Long Beach Transit to coordinate design and construction issues.
- hh. 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.
- ii. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- jj. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- kk. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- ll. 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), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

LONG TERM MAINTENANCE

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

Standard Conditions:

- 10. The applicant shall comply with all comments from the Long Beach Police, Gas & Oil, Public Works, Water, Fire and Building Departments.
- 11. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.

12. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
13. Prior to the issuance of a building permit, the applicant must depict all utility apparatus such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
14. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
15. All rooftop mechanical equipment shall be fully screened from public view in compliance with Section 21.31.265 of the Zoning Code and PD-30 standards for rooftop screening. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
16. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
17. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
18. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
19. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
20. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
21. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Long Beach Police Department for their determination of compliance with Police Department security recommendations.

22. Prior to issuance of any Grading or Building Permit, the applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.
23. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
24. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
25. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Director of Development Services.
26. All landscaped areas shall comply with the State of California's Model Landscape Ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
27. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.

28. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
29. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
30. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
31. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
32. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - Saturday: 9:00 a.m. - 6:00 p.m.; and
 - Sundays: not allowed
33. This permit and all development rights hereunder shall terminate three years from the effective date final action date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
34. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
35. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.

36. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of City officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
37. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof.
38. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
39. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
40. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
41. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
42. Any graffiti found on site must be removed within 24 hours of its appearance.
43. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
44. Exterior utilities such as the Fire Department Connection, backflow device and transformers shall be fully screened by landscaping to the satisfaction of the Director of Development Services.
45. Prior to issuance of any Grading or Building Permit, the Project Applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.

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46. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.