



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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June 18, 2015

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Approve a Site Plan Review and Tentative Tract Map for a three-story, 36-unit residential condominium over a one-story, 10,000-square-foot commercial condominium area with surface and underground parking located at 1570-1598 Long Beach Boulevard within the Long Beach Boulevard Planned Development District (PD-29), and accept Categorical Exemption 14-144. (District 1)

APPLICANT: Simon Lee, AIA
140 W. Valley Boulevard, Suite 215
San Gabriel, CA 91776
(Application No. 1411-10)

DISCUSSION

The project consists of a .82-acre site (36,000 square feet) located on the southeast corner of 16th Street and Long Beach Boulevard within the Long Beach Boulevard Planned Development District, Subarea 4 (Exhibit A – Location Map). The property is vacant and surrounded by mixed uses; Hancock College of Arts and Sciences is to the north, Poly Academy of Achievers and Leaders High School is to the west, used car sales to the south and a mix of one and two-story multifamily housing is to the east.

This district encourages the increase of employment opportunities by intensifying commercial use and encourages in-fill development for residential use due to the proximity to light-rail stations. The Site Plan Review Committee reviewed this proposal in January 2015, and after minor design changes to the commercial store-front area, the Committee now supports this mixed-use project contingent upon the Planning Commission approval of Tentative Tract Map No. 73288 allowing for 36 residential condominium units and 10,000 square feet of commercial condominium space. The project includes a unit mix of 14 one-bedroom units and 22 two-bedroom units and will provide the following amenities: a private lobby entrance, gym (801.9 square feet), private balconies, a second level central community garden (7,092 square feet), secured bike storage and secured underground residential parking.

The project includes two physically separate tenant spaces. Area A, located at the corner of 16th Street and Long Beach Boulevard and accessed from both streets, is approximately

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5,626.2 square feet in area and highlighted by a glass tower. Area B, located along the southerly portion of the property and accessed from Long Beach Boulevard, is approximately 4,373.8 square feet in area.

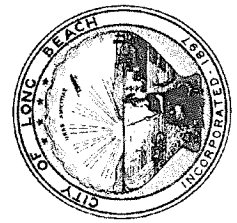
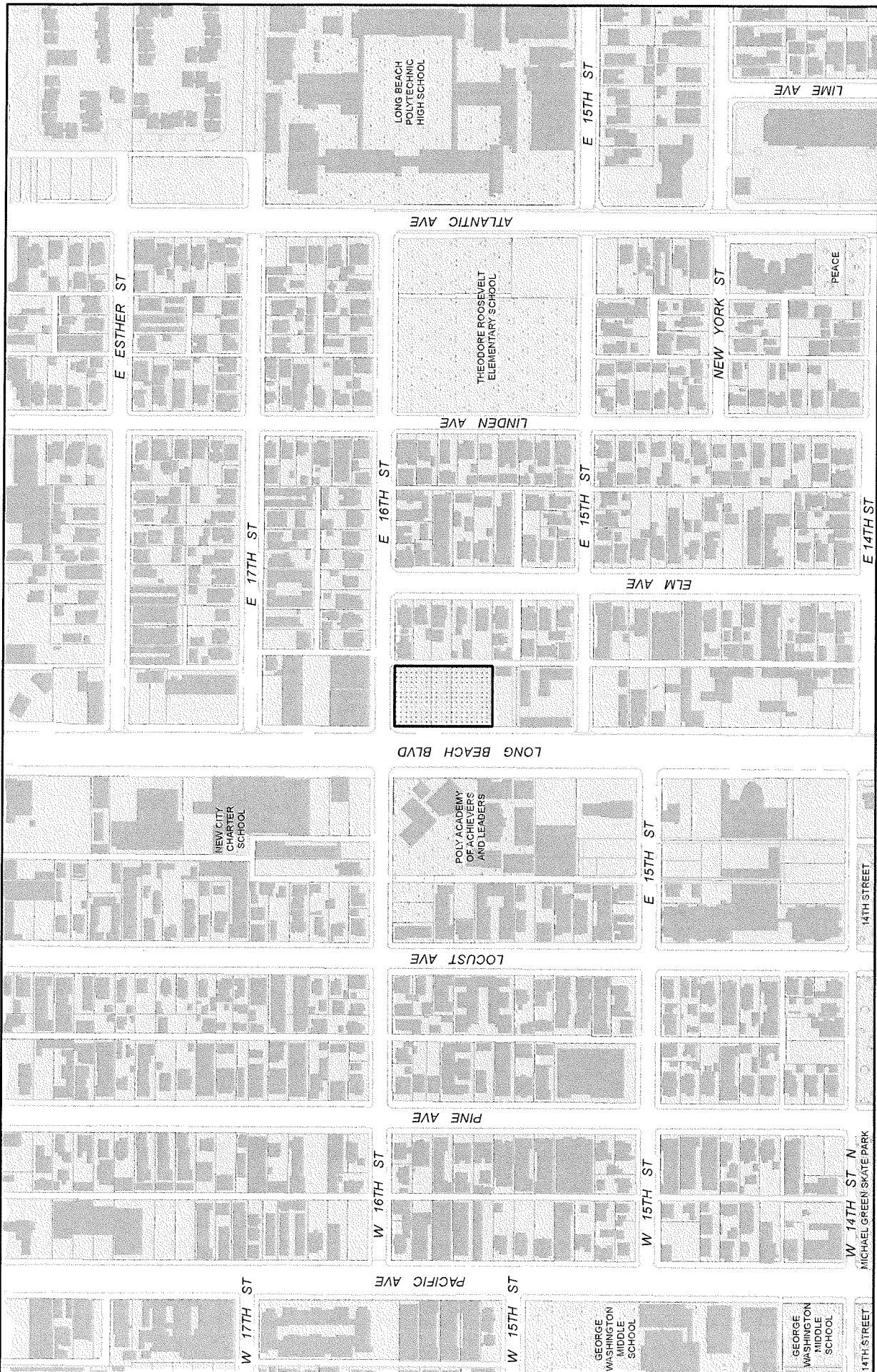
The development conforms to the City's parking standards of 1.5 parking spaces for one-bedroom units, 2 spaces for two-bedroom units, 1 guest parking space for every 4 units and 5 spaces for each 1,000 square feet of commercial area. The residential parking area will be secured, underground parking. The project will provide 10 secured staff-only underground parking spaces and 40 surface parking spaces for commercial use. In addition, tenants will have the option of using the Pacific Coast Highway Blue Line station located two blocks north of the subject site.

The proposed structure incorporates a modern contemporary architectural design with glass railings, a corner glass tower, and a three-story glass corridor walkway located midway to the Long Beach Boulevard building facade (Exhibits B – Plans and Tentative Tract Map No. 73288). The building illustrates quality design by incorporating a variety of window styles and a combination of recessed walls, metal trellises, multiple materials, and a light-colored paint palette. The building mass is broken up by incorporating a variation of rooflines. The structure steps down along the easterly property line, providing covered surface parking and a second floor, semi-private, central garden open to the sky. The central garden is abundantly landscaped and features bubbler fountains, trellises, and seating areas.

The development will encourage pedestrian street activity within the project by providing outdoor seating areas and an open central courtyard. This area will provide large potted sweet bay trees, a decorative private walkway, and a circular landscape feature, highlighted with a 38-inch box olive tree. The glass tower, entrance courtyard, and the building's corner features will be accented by lighting that emphasizes the building design and also provides security lighting.

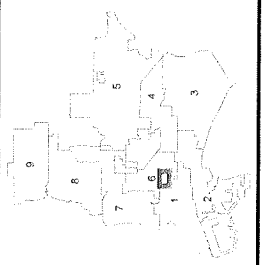
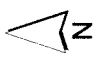
The project is consistent with General Plan Land Use District No. 7 (Mixed Use), the Mobility Element and the recently adopted Housing Element. The General Plan identifies this district as an area that will benefit from the synergistic effects of blending compatible uses. A careful blending of different types of land uses can serve to save time and energy in transportation and communications, simplifying and shortening transactions of goods and services, vitalizing a site, and giving it more importance in the urban structure of the City. This transit-oriented development substantially conforms with the goals and intent of both the Mobility and Housing Elements, which support and encourage development that allows property owners to live and work within walking distance of transit facilities, saving them the cost of buying vehicles and facilitating better air quality and health outcomes. Staff believes that increasing the opportunity for homeownership will contribute to the stability and quality of this neighborhood.

As proposed the development is in conformance with the development standards specified in PD-29 and the Subdivision requirement for Tentative Tract Map, staff recommends approval of the Site Plan Review and Tentative Tract Map No. 73288, subject to the



Subject Property:
 1570-1598 Long Beach Blvd
 Application No. 1411-10
 Council District 1
 Zoning Code : PD-29 SubArea 4

Exhibit A



TENTATIVE TRACT MAP NO. 73288 FINDINGS

Application No. 1411-10

Date: June 18, 2015

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a Tentative Map if the map complies with State and local regulations and if all of the following findings are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings.

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

The proposed Tentative Tract Map No. 73288 for a three-story, 36-unit residential condominium over a one-story, 10,000-square-foot commercial condominium area with surface and underground parking is located within General Plan Land Use District No. 7, Mixed Use (LUD No. 7). The project is consistent with both the General Plan district and the Long Beach Boulevard Planned Development (PD-29). The General Plan identifies this district as an area that will benefit from the synergistic effects of blending compatible uses. A careful blending of different types of land uses can serve to save time and energy in transportation and communications, simplifying and shortening transactions of goods and services, vitalizing a site, and giving it more importance in the urban structure of the City. This transit-oriented development substantially conforms to the goals and intent of both the Mobility and Housing Elements, which support and encourage development that allows property owners to live and work within walking distances of transit facilities, saving them the cost of buying vehicles and facilitating better air quality and health outcomes. Subarea 4 in PD-29 encourages an increase of employment opportunities by allowing more intense commercial uses and also encourages residential infill development due to the close proximity of the light-rail stations.

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

The design incorporated for Tentative Tract Map No. 73288 illustrating the 36-unit residential condominiums and the 10,000-square-foot commercial condominium development is consistent with LUD No. 7 and PD-29. The building illustrates quality design by incorporating a variety of window styles and a combination of recessed walls, metal trellises, multiple materials, and a light-colored paint palette. The building mass is broken up by incorporating a variation of rooflines. The structure steps down along the easterly property line, providing covered surface parking and a second floor, semi-private, open common central garden. The central garden is abundantly landscaped and features bubbler fountains, trellises, and seating areas.

The development will encourage pedestrian activity by providing outdoor seating areas and an open central courtyard. The glass tower, entrance courtyard, and the building's corner features will be accented by either up-lighting or internal illumination, emphasizing the building's design and also serving as security lighting.

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

The project consists of a .82-acre site (36,000 square feet) located on the southeast corner of 16th Street and Long Beach Boulevard within the Long Beach Boulevard Planned Development District, Subarea 4 (Exhibit A – Location Map). The property is vacant and surrounded by commercial use to the north and south, institutional use to the west, and residential use to the east. The Tract Map proposed development of 36 residential condominium units and 10,000-square-foot commercial condominium development is suitable for PD-29 and LUD No. 7 that encourage mixed-use development. Staff believes that increasing the opportunity for homeownership will contribute to the stability and quality of the neighborhood.

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

Subarea 4 in PD-29 allows for R-4-N residential density of one unit per 975 square feet. The project site is 36,000 square feet allowing 36 maximum residential units. This mixed-use project of 36 residential condominium units and 10,000 square feet of commercial condominium development will allow a unit mix consisting of 14 one-bedroom units and 22 two-bedroom units ranging from 1,000 square feet for one bedrooms and 1,300 square feet for two bedrooms units.

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;

The site is vacant and no fish or wildlife habitat exists on the site. The proposed infill development and design for the subdivision will not cause damage or substantial and avoidable injury to fish or wildlife or their habitats.

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

No impacts detrimental to the general welfare of the public are foreseen from the approval of the Tentative Tract Map to allow this mixed-use project of 36 residential condominium units and 10,000 square feet of commercial condominium development.

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

All concerned City departments were notified and had an opportunity to review the Tentative Tract Map. Staff has found that the proposed Tentative Tract Map with the proposed development will not conflict with any public access easement.

SITE PLAN REVIEW TENTATIVE TRACT MAP NO. 73288 CONDITIONS OF APPROVAL

1570-1598 Long Beach Boulevard

Application No. 1411-10

June 18, 2015

1. This Site Plan Review and Tentative Tract Map approval is for a three-story, 36-unit residential condominium over a one-story, 10,000-square-foot commercial condominium area with surface and underground parking located at 1570-1598 Long Beach Boulevard within the Long Beach Boulevard Planned Development District (PD-29).
2. This permit and all development rights hereunder shall terminate one year from the effective date/final action date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. 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).

Special Conditions:

4. The Final Map is to be prepared in accordance with the approved Tentative Tract Map and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission, unless prior to the expiration of the thirty-six month period, the Planning Bureau receives a written request from the subdivider for an extension of time, which receives approval from the Zoning Officer.
5. 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.
6. 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 processing fees for the Final Map.
7. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.

8. The applicant shall cause to be prepared C,C,&Rs for this project. A copy of the C,C,&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 C,C,&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 thirty-six (36) residential units; commercial space A of 5,626.2 square feet; and commercial space B of 4,373.8 square feet.
 - b. A total of 87 underground parking spaces shall be maintained (70 standard spaces and 17 compact spaces). The underground parking spaces will be allocated as such: a minimum of 65 residential parking spaces, 9 guest parking spaces, and 10 staff/personnel commercial parking spaces, leaving a surplus of 3 spaces. The surplus spaces may be used for residential or commercial staff/personnel or can be converted to accessible spaces as needed. The 40 at grade customer/commercial standard-sized parking spaces shall be permanently maintained as parking spaces for commercial use. The spaces shall be permanently assigned to a specific unit and labeled thusly or assigned as guest or commercial parking and labeled thusly. Residential parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, sub-leased, sold, or given to non-resident(s) of the condominium unit within the development.
 - c. All units shall have a minimum of one independently accessible standard size parking space. The guest parking spaces shall be clearly posted with signage. If there is a shortage of parking, the one-bedroom spaces may provide one parking space per unit instead of two spaces. All two-bedroom units shall be assigned two independently accessible parking spaces. Required parking spaces shall be an inseparable part of the development and shall not be used for any other purpose than residential parking.
 - d. A clear, detailed and concise written description of the common areas and facilities of the condominiums shall be provided, including a parking assignment plan.
 - e. The Homeowners' Association and Commercial-Owners' Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the building, the abutting street trees, public right-of-way, and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the C,C,&Rs.

- f. Graffiti removal shall be the responsibility of the Homeowner's and Commercial-Owners' Association. Graffiti shall be removed within 24 hours of its discovery.
 - g. 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 Development Services.
 - h. The on-site move-in/delivery loading and unloading area shall be maintained at the grade level parking area as specified on the May 19, 2015, plans. The loading area shall be limited to use by small trucks no larger than 12'X15' only. The hours of loading and unloading shall be limited to 9 am - 11 am only.
 - i. Commercial uses shall adhere to the allowed uses in the Long Beach Boulevard Planned Development District (PD-29). Those uses shall not significantly interfere with the quality of life for the residential units.
 - j. The commercial uses shall comply with the City of Long Beach Noise Standards, Section 8.80.010, of the Municipal Code.
 - k. Commercial operational hours shall be limited as follows: 9 am - 10 pm on weekdays and Saturdays, and 10 am – 6 pm on Sundays. Restaurant related use may alter operating hours based on the approval of Homeowner's and Commercial-Owners' Association.
 - l. Commercial uses shall comply with the approved Sign Program.
 - m. All utility meters shall be individually installed and identified, separating them by owners for commercial and residential units, and common utility areas (common utility cost for the association).
9. It is prohibited to use either the balcony or deck areas for storage.
 10. The store windows shall be maintained free of signage or other obstructions in excess of 10 percent of each window area. Window signs displaying prices shall be prohibited.
 11. Installation of exterior newsstands and vending machines shall be prohibited.
 12. A separate sign permit shall be required for the address sign and any other non-

- exempt signs as defined in Section 21.44.070 of the Zoning Ordinance. All non-exempt signs shall be submitted to the Zoning Administrator for review and approval prior to issuance of a sign permit.
13. Commercial signs shall be in compliance with the sign program on file as approved by the Site Plan Review Committee.
 14. As shown on the submitted plans dated May 19, 2015, bicycle racks shall be provided for a minimum of 16 bicycles on the project site. The bike racks shall be located at two locations; one shall be at a prominent, accessible location within the building and the other at grade in the parking area. The bicycle storage room within the parking garage shall have restricted access exclusive to people parking bicycles inside the secure designated area.
 15. As shown on the submitted plans dated May 19, 2015, all private and common open space shall be maintained in size and appearance.
 16. The applicant shall comply with all the Site Plan Review comments issued from the Long Beach Police Department, Gas & Oil, Public Works, Water, Fire and Building.
 17. One or several central satellite television/data receiver dish(es) shall be located on the roof of the building or in another utility area, so that a separate satellite receiver dish is not needed for each residential unit. Placement of individual receiver dishes serving only one unit shall be prohibited if they are in any way visible from the exterior of the building or from another unit in the building.
 18. Any paving on the site shall consist of light-colored pavement or concrete. The pavement material shall be submitted to the Director of Development Services for approval prior to issuance of a building permit.
 19. The windows shall be recessed a minimum of two inches from the face of the building wall with the window color shall be subject to approval by the Director of Development Services.
 20. The EV charging stations shall be maintained in good working condition at all times.
 21. The development shall provide for internal mechanical installations and no exterior mechanical exposures shall be allowed visible from public view.
 22. Stucco used on the exterior walls of the approved building shall consist of the smooth sand float finish type to the satisfaction of the Director of Development Services.
 23. All outdoor fountains or water features shall utilize water recycling or recirculation systems. The plans submitted for review shall specifically identify such systems.

24. The landscaping plan submitted for plan check purposes shall list the common names of each tree, shrub, and plant in addition to their scientific names.
25. No publicly accessible telephones shall be maintained on the exterior of the premises.
26. The site shall provide for no loitering signs in all parking and landscaping areas. If loitering problems develop the director of Development Services may require additional preventative measures such as, but not limited to, additional lighting or private security guards.
27. The Department of Development Services and the Long Beach Police Department shall have the authority to review the site for security problems, and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, and additional security lighting if problems develop at the site.

Standard Conditions:

28. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Director of Development Services.
29. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
30. 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.
31. 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 the time of closing escrow.
32. This approval is required to comply with these conditions 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).
33. 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.

34. 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 and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Zoning Administrator and/or the Planning Commission.
35. 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. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
36. The applicant shall provide the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. The final map shall be based upon criteria established by the Director of Public Works.
- 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 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 dedicate an additional 2 feet for alley widening purposes adjacent to the development site along Alamo Court; from East 16th Street to the prolongation of the southerly property line.
- f. The Subdivider shall reconstruct the full-width of Alamo Court with Portland Cement Concrete (PCC), between East 16th Street and the southerly property line to the satisfaction of the Director of Public Works.
- g. The Subdivider shall reconstruct the existing alley curb returns at 16th Street to align with the new required alley widening to the satisfaction of the Director

of Public Works. The Subdivider shall provide for the relocation of any existing facilities located within the alley, as may be required to accommodate the alley widening, at no expense to the City.

- 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. The Subdivider shall provide easements to the City of Long Beach for any City facilities including traffic signal controls, signage, required slopes, bus stops, refuse collection access, and any other public necessities, to the satisfaction of the interested Department or agency and shall show on the final map.
- j. 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

- k. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- l. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- m. The Subdivider shall reconstruct the sidewalk adjacent to the north side of

the project site along East 16th Street. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.

- n. The Subdivider shall provide for truncated domes within the ADA ramp on the corner of Long Beach Boulevard and 16th Street adjacent to the project site to the satisfaction of the Director of Public Works.
- o. The Subdivider shall repair the cracked and uplifted section of sidewalk pavement adjacent to the site along Long Beach Boulevard. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- p. The Subdivider 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.
- q. The Subdivider shall provide for tree wells, new street trees with root barriers and irrigation adjacent to the project site along 16th Street. The Subdivider and/or successors shall privately maintain all street trees, and sprinkler systems required in connection with this project.
- r. 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.
- s. The Subdivider shall provide for on-site alley lighting along Alamo Court, adjacent to the project site.
- t. The Subdivider shall submit grading and related storm drain plans with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services, and the Director of Public Works prior to approval of the final map approval.
- u. 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.
- 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.

TRAFFIC & TRANSPORTATION

- w. The Subdivider shall upgrade the traffic signal equipment at the intersection

- of Long Beach Boulevard and East 16th Street to include larger signal heads and pedestrian countdown feature. Traffic signal improvements shall be constructed to the satisfaction of the Director of Public Works.
- x. 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.
 - y. 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.
 - z. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
 - aa. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
 - bb. 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.).
 - cc. Standard driveways are 24 feet wide. The size and configuration of all non-standard driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet require a variance; contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
 - dd. The Subdivider's site plan proposes a controlled gate entry with controller box at the driveway entrance. The Subdivider shall design the driveway entrance to minimize queuing into the public rights-of-way. The driveway shall be designed for a minimum three (3) car queue, measured from the back of the public sidewalk to the controller box.

LONG TERM MAINTENANCE

- ee. 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.

37. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
38. 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.
39. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas 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.
40. 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.
41. Prior to issuance of a building permit, the developer shall submit a landscaping plan to the Planning Bureau for review. 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 Zoning Administrator.
42. 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.
43. 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.

44. 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.
45. 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).
46. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
47. Any graffiti found on site must be removed within 24 hours of its appearance.
48. The project shall attain "LEED Certified" status through registration with the U.S. Green Building Council, or attain an equivalency to be verified by an independent third party.
49. 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.
50. 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.

51. All parking areas serving the site shall provide appropriate security lighting pursuant to Section 21.41.259. All exterior lighting shall be operated by a photocell that activates the lighting when it senses darkness. Such lighting shall be adequately shielded to prevent intrusion of light and glare upon neighboring properties. The Chief of Police may require other security measures to be provided.
52. Energy conserving equipment, lighting, and construction features shall be utilized on the building.
53. 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.
54. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations. For more information, contact Police Department at (562) 570-7448.
55. 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.
56. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
57. 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.
58. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed

59. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
 - a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
 - b. Water all material being excavated and stockpiled.
 - c. Water all grading and cover materials being transported.
 - d. Properly maintain all grading and construction equipment propulsion systems to avoid excess emissions.
 - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
 - f. Discontinue construction during Stage 2 smog alerts (ozone greater than or equal to 0.35 ppm.)
60. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
61. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
62. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



NOTICE of EXEMPTION from CEQA

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

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

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

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

Categorical Exemption CE- 14-144

Project Location/Address: 1570 - 1598 LONG BEACH BLVD, LONG BEACH, CA 90813

Project/Activity Description: LONG BEACH BLVD MIXED USE PROJECT
-- "LONG BEACH GARDEN HOME" (LBGH)
3-STORY, 36 UNITS RESIDENTIAL CONDO'S OVER 1-STORY 10,000 S.F.
COMMERCIAL STORES WITH ON-GRADE AND UNDERGROUND PARKING.

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

Applicant Name: CALIFORNIA INVESTMENT REGIONAL CENTER LLC

Mailing Address: 9911 VALLEY BLVD, EL MONTE, CA 91731

Phone Number: (626) 571-8000 Applicant Signature: [Signature]
(SIMON LEE & ASSO. ARCHITECTS)

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1411-10 Planner's Initials: HDG

Required Permits: Site Plan Review, Tentative Tract Map

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

Statement of support for this finding: The project meets the criteria
set forth in CEQA Guidelines
Section 15332 for a Class 32
Categorical Exemption

Contact Person: Craig Chalfant Contact Phone: 562-570-6368
Signature: [Signature] Date: 6/11/15