



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

September 4, 2014

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review for the construction of a 138,299-square-foot automotive trade school facility, with a total of 415 parking spaces, located on Conant Street, between Worsham Avenue and Bayer Avenue in the Douglas Park Planned Development North District (PD-32). (District 5)

APPLICANT: Sares Regis Group
c/o Patrick Russell
18802 Bardeen Avenue
Irvine, CA 92612
(Application No. 1408-03)

DISCUSSION

The project site is located on the north side of Conant Street, between Worsham Avenue and Bayer Avenue (Exhibit A – Location Map). It is within Subarea 7 of the Douglas Park South Planned Development District (PD-32), with an area of 310,670 square feet (7.13 acres).

Douglas Park is bounded on the south by the Long Beach Municipal Airport, on the west by Lakewood Country Club, on the north by Carson Street and on the east by Lakewood Boulevard. It comprises 238 acres of a former McDonnell-Douglas aircraft manufacturing facility that was approved for a phased mixed-use, master planned community that would consist of up to 3.3 million square feet of commercial and industrial floor area, including office, research and development, light industrial, manufacturing and aviation-related uses. The proposed project is located within Subarea 7 of Douglas Park. This Subarea is intended to include office, hotel and light industrial, and aviation-related uses. The applicant is proposing to construct a 138,299-square-foot trade school facility for the automotive industry, with a total of 415 parking spaces (Exhibit B – Plans & Photos). The proposed building will include technical education training for automotive, diesel, collision repair, motorcycle and marine technicians.

Development within PD-32 must be consistent with the Douglas Park Development Standards and Design Guidelines. PD-32 emphasizes the use of several components of design to enhance the quality of development in the district. Architectural variety and compatibility within the proposed project and Douglas Park as a whole, is one of the points

CHAIR AND PLANNING COMMISSIONERS

September 4, 2014

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of emphasis of PD-32. The applicants have addressed this requirement with the use of architectural protrusions, pronounced entries and corners, the use of eyebrow and canopy elements and appropriate window treatment. These design elements offer a variation from previously approved projects within Douglas Park, but help to accomplish the same quality of development. Also incorporated into the proposed design is the use of different roof heights, variations in color, and extended wall elements perpendicular to the façade.

As required with previous approvals, outdoor space is offered as a patio area with landscaping adjacent to the southwest portion of the building. The outdoor space is enhanced with the use of a patio cover and decorative paving, and is located in an area with visibility to the public right-of-way. It will serve as a space for employees to utilize on the exterior of the building, and is consistent with the goals of the Douglas Park Design Guidelines. Site orientation is maximized with the implementation of functional vehicle circulation and ingress/egress to and from the site.

Regarding parking, the applicant has submitted a parking and traffic study to provide justification for a total parking count of 415 spaces (Exhibit C – Parking and Traffic Study). It is anticipated that the total number of students at full capacity will be 800 throughout the day. Likewise, it is anticipated that a total of 85 instructors and staff personnel will be present throughout the day. As shown in the parking study, a typical class schedule is divided into a morning session, a mid-day session, and an evening session each day. Based on numbers and data utilized from other campuses, the average daily show rate (number of people present) for the morning session is 352 people (students and staff combined). The average daily show rate for the mid-day session is 225 people, and the average daily show rate for the evening session is 220 people. Staff believes that a total of 415 parking spaces is sufficient to satisfy the parking demand generated from the proposed use. Furthermore, as has been required for previous projects within Douglas Park, the applicant will be required to comply with Traffic Demand Management measures aimed at further reducing traffic and parking impacts to and from the site. Conditions of Approval are included to address this requirement (Exhibit D – Findings & Conditions).

The proposed automotive trade school adds to the diversity of Douglas Park and represents the first development of its kind in this district. The applicant has continued to match the same high-quality development characterized by previous approvals, while simultaneously offering a varied architectural character with the use of such elements as canopies, perpendicular wall pop-outs, glazing arrangements and different color placements. Staff believes the project will contribute to the overall quality within Douglas Park, and does not anticipate any adverse impacts within PD-32, nor the surrounding area. The PD-32 Development Standards and Design Guidelines have been sufficiently met. Staff recommends the Planning Commission approve the Site Plan Review for the construction of the new automotive trade school, subject to the Conditions of Approval.

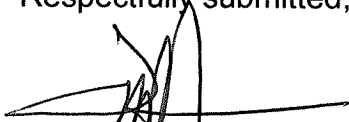
PUBLIC HEARING NOTICE

Public hearing notices were distributed on August 18, 2014, as required by the Long Beach Municipal Code. No responses have been received as of the date of preparation of this report.

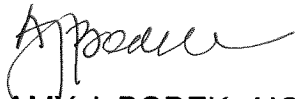
ENVIRONMENTAL REVIEW

Projects within PD-32 have been previously assessed and are consistent with the Addendum to EIR No. 2001051048.

Respectfully submitted,



JEFF WINKLEPLECK
ACTING PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:JW:CJ

P:\Planning\PC Staff Reports (Pending)\2014-8-19\Staff Report – 4175 Conant – 1408-03

- Exhibits:
- A. Location Map
 - B. Plans & Photos
 - C. Parking & Traffic Study
 - D. Findings & Conditions

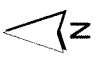
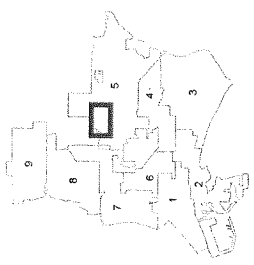
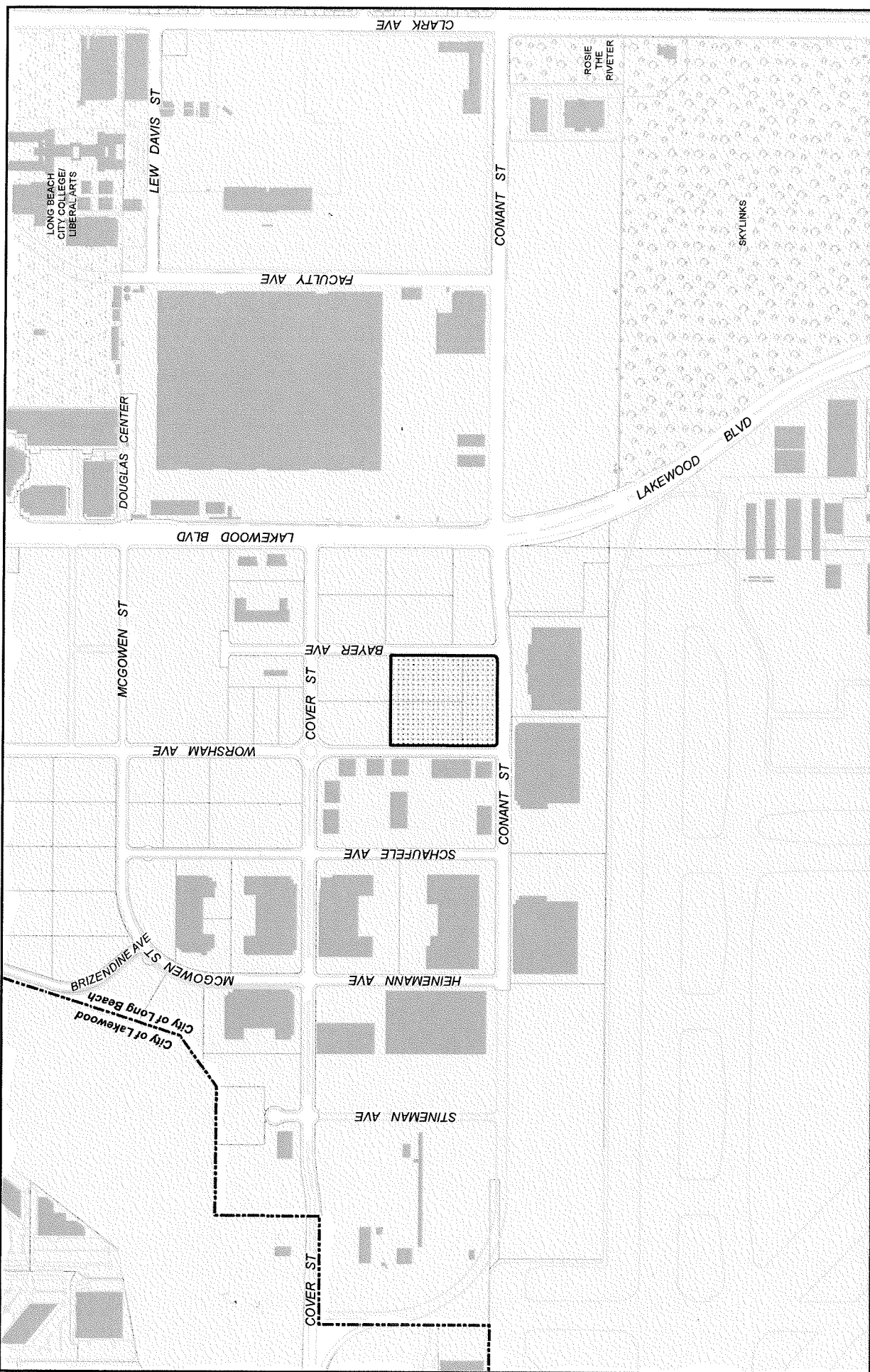
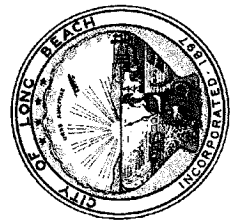


Exhibit A

Subject Property:

Conant St between
 Worsham Ave & Bayer Ave
 Application No. 1408-03
 Council District 5
 Zoning Code : PD-32 SubArea 7



UNIVERSAL TECHNICAL INSTITUTE LONG BEACH METRO CAMPUS // AUTO MOTIVE // DIESEL // COLLISION REPAIR FACILITY

Parking and Traffic Impact Recap

For

Universal Technical Institute

Cover Street & Worsham Avenue

Long Beach, CA 90806

Prepared by



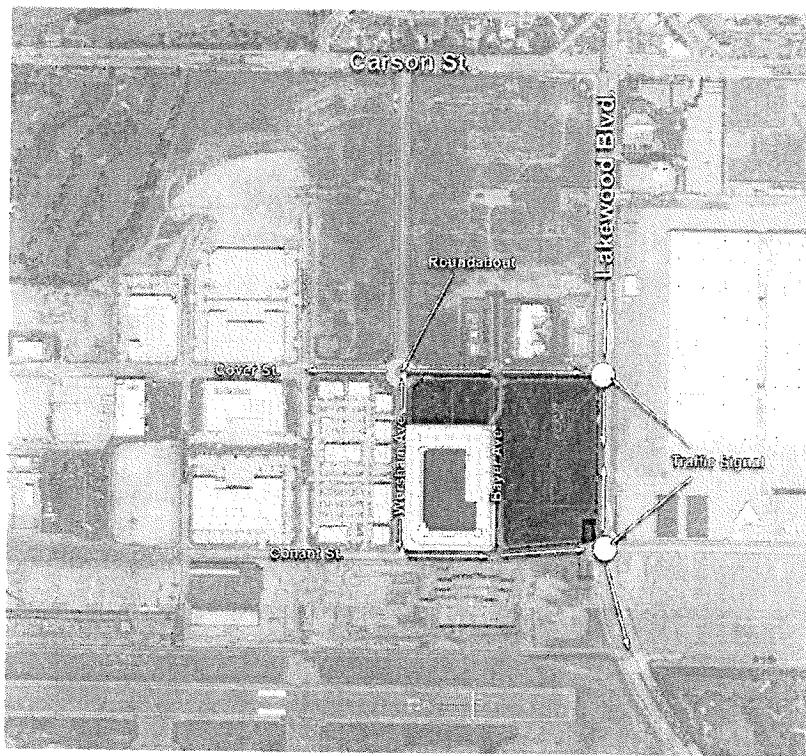
July 10, 2014

Parking and Traffic Impact Recap

Scope of Recap

- Full build out of 800 students and 85 faculty/staff in three sessions (morning/mid-day/evening) per day
- Total amount of parking on site 400 cars
- Utilized data from other campuses
- Analyzed morning, mid day and p.m. peak hours
- Existing and year 2018 traffic conditions
- Recap includes Worsham Avenue, Cover Street and Conant Street and access intersections to Lakewood Boulevard
- Cover Street and Conant Street intersection to Lakewood Boulevard are controlled by traffic signals

Parking and Traffic Impact Recap



Proposed Access

Parking and Traffic Impact Study

Class Schedule – Long Beach Site

Session Label	Time	# of Students (@ Full Capacity)	# of Instructors & Staff	# of Students & Staff (@ 90% - Average Daily Show Rate)
AM - Core	7:00 - 11:00	200	51	226
AM - Elective	6:30 - 12:45	40		36
AM - Collision	6:30 - 12:45	100		90
	AM – Session Subtotal	391 (Gross)		352 (Net)
MID - Core	12:30 - 5:00	110	(See AM Session Above)	99
MID - Electives	1:50 - 8:05	40		36
MID - Collision	1:50 - 8:05	100		90
	MID – Session Subtotal	250 (Gross)		225 (Net)
PM - Core	6:00 - 10:30	210	34	220

244 (Gross)

220 (Net)

885 (Gross)

Daily Totals:

797 (Net)

Parking and Traffic Impact Recap

Conclusions

- All intersections to Lakewood Boulevard seem to operate at sufficient and acceptable Level of Service (LOS)
- Lakewood Blvd. allows for ample traffic flow to the north to Carson Street as main artery east/west and to the south to East Spring Street and I-404
- Beside access to Lakewood Blvd. to the east Cover Street allows additional access to the west to Cherry Ave.
- Some insignificant delay might be experienced at the roundabout at the intersection Worsham Ave. and Cover Street which does not impact other intersections

SITE PLAN REVIEW FINDINGS

App. No. 1408-03

Date: September 4, 2014

Pursuant to Chapter 21.25, Division V of the Long Beach Municipal Code, the Site Plan Review Committee or City Planning Commission shall not approve a Site Plan Review unless positive findings are made consistent with the criteria set fourth in the Site Plan Review regulations.

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

The project design is harmonious, internally consistent, and well integrated into the project site. The project design includes colors, style and façade articulations that are complementary and provide a contemporary architectural style that is compatible with the existing structures within the Douglas Park Planned District.

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

The project site is located in General Plan Land Use Designation (LUD) No. 7, the Mixed Use District. This district is intended for large, vital activity centers rather than strips along major arterials. The project proposal meets the intent of this land use designation by providing the mixed-use components of the Douglas Park Master Plan with respect to light industrial uses that help anchor Subarea 7 of Douglas Park. The project is consistent with the Douglas Park Design Guideline requirements that apply to the specific light mixed use standards in terms of scale and architectural design, materials and color, site orientation, parking access and landscaping.

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

No mature trees exist on the site. The applicant will make significant landscaping improvements to the interior parking and outdoor areas as well as street trees along the public rights-of-way.

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

The necessary nexus for the imposition of conditions requiring public improvements has been established through the previous approval of the Douglas Park Master Plan, which has required the Master Developer (The Boeing Company) to comply with several on and off-site improvements such as bicycle paths, roads, public right-of-way landscaping, bus stops, and parks, on a continual basis. The approval of the PD-32 Development Standards and the PD-32 Design Guidelines have ensured that project land uses, building design and massing, on-site parking provisions, landscaping and right-of-way improvements are consistent with Douglas Park approvals.

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

Conditions of approval will be incorporated that require full compliance with all transportation demand management and trip reduction measures. The applicant will be required to establish a program informing tenants about public transit, rideshare programs, and bike facilities. Specific requirements of the Douglas Park Master CC&R's require full compliance with the requirements of the Transportation Demand Management Coordinator at Douglas Park.

SITE PLAN REVIEW CONDITIONS OF APPROVAL

4175 Conant Street

Application No. 1408-03

Date: September 4, 2014

1. This Site Plan Review approval is to allow the construction of a new automotive trade school building of 138,299 square feet with 415 parking spaces located at 4175 Conant Street in the PD-32 South Planned Development District.
2. The proposed development shall comply with the requirements of: PD-32 South Development Standards & Design Guidelines; Tract Map Conditions, EIR Mitigation Measures; the Development Agreement between The Boeing Company and the City of Long Beach; and the Conditions of Approval listed below.
3. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or 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.
4. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment 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).
5. 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.
6. 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.
7. 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).
8. 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.

9. The plans submitted for plan check review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details and shall meet the satisfaction of the Director of Development Services.
10. The Director of Development Services is authorized to make minor modifications to the approval design plans or 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.
11. All required yards and setback areas not developed with permitted use shall be attractively landscaped primarily with California native and drought tolerant plants. 90 percent of landscape area shall be planted with low to very low water usage plantings. This percentage calculation shall be noted on the plans. Landscape plans not meeting the 90 percent requirement shall submit plans complying with the State's Model Water Efficient Landscape Ordinance.
12. All rooftop mechanical equipment shall be fully screened on all sides to a height not less than that of the tallest item screened. Rooftop mechanical equipment shall be grouped together to minimize visual impact from the adjacent buildings. 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.
13. Adequately sized trash enclosures shall be designed and provided for this project as per Section 21.45.167 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property. Trash enclosures shall be designed to complement the building architecture, screened on all sides and provided for easy access. Prior to the issuance of a building permit, detailed drawings of these enclosures shall be submitted to the Director of Development Services for review and approval of the enclosure designs and materials. Trash enclosures require a separate permit. The trash enclosure should be placed in a location that is easily accessible to trash collection trucks.
14. Prior to the issuance of a building permit, the applicant shall depict all utility apparatus such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. This plan shall be submitted after receiving approval from utility providers. These devices shall not be located in any front, side, or rear yard setback area that is adjacent to a public street, unless required by other departments. Furthermore, landscaping shall properly screen all transformers and utility connections or any other screening method approved by the Director of Development Services. All transformers and utility connections shall be located in areas least visible from the public rights-of-way. In addition to the

Director of Development Services, applicants shall seek approval from applicable departments for specific screening requirements.

15. The applicant shall provide for public refuse collection accessibility to the satisfaction of the Director of Public Works.
16. Prior to issuance of a building permit, the applicant must submit complete landscape and irrigation plans. The landscape plan shall be in full compliance with the PD-32 landscaping requirements and shall include pedestrian paths connecting parking areas and public rights-of-way to buildings. The pedestrian paths shall consist of walkways and decorative paving, of different color and texture from the remainder of the parking lot.
17. All loading areas shall be screened through a combination of fencing and landscaping.
18. All landscape 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 Department strongly recommends use of drip irrigation systems. The irrigation system shall not cause water to spray or flow across a public sidewalk. Reclaimed water shall be used for all landscaped areas.
19. The applicant shall comply with all Low Impact Development (LID) measures required by the Building Bureau.
20. Prior to the issuance of a building permit, a landscape diagram showing shade coverage ratio of the parking lot shall be submitted. Provide canopy trees that provide shade on at least 40 percent of the total area dedicated to parking stalls and associated vehicular circulation, after five years of growth, and/or use paving materials with a Solar Reflectance Index of at least twenty-nine (29) on a minimum of 50 percent of paving surfaces dedicated to parking stalls and associated circulation.
21. All landscape areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant 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 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.
22. The applicant shall fully comply with all applicable provisions of the City's Interim Green Building Policy and the Commercial Development LEED Mandate for Douglas Park to the satisfaction of the Director of Development Services. Prior to the issuance of a building permit, the applicant shall submit proof of registration with USGBC and a password allowing staff access to said registration, prior to the

issuance of any building permits.

23. To comply with the Transportation Demand Management standards of the Municipal Code, preferential parking shall be provided for carpools and vanpools at the rate of not less than 10 percent of the total employee parking. This preferential carpool/vanpool parking area shall be identified on the site plan.
24. Energy conserving equipment, lighting and construction features shall be utilized on the buildings as feasible.
25. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent properties.
26. Prior to the issuance of a building permit, the applicant shall provide outdoor lighting plan details subject to review and approval of the Long Beach Airport, Police Department and the Director of Development Services. Include pedestrian path lighting on the plan.
27. Prior to issuance of a building permit, design details and materials of outdoor furnishings shall be submitted for review and approval of the Director of Development Services. All outdoor seating areas on the site shall be depicted on the site plan and shall include furnishings and exterior lighting that complement the building architectural design.
28. Use glass with less than 25 percent reflectivity on the exterior of all commercial buildings. All glazing (with the exception of spandrel glass) shall have a minimum visible light transmittance of 65 percent subject to review and approval of the Director of Development Services.
29. No cross-lot drainage shall be permitted without the appropriate easements over adjoining lots.
30. Provide information on fixtures and mounting heights and locations for building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Development Services.
31. Prior to issuance of a Temporary or Final Certificate of Occupancy, whichever comes first, the applicant shall fully comply with all applicable Transportation Demand Management and Trip Reduction measures. The applicant shall establish a program informing tenants about public transit, rideshare programs, and bike facilities. Per the requirements of the Master CC&R, the applicant shall comply with the requirements of the Transportation Demand Management Coordinator at Douglas Park.
32. Prior to issuance of a building permit, the applicant shall file a separate plan check submittal to Long Beach Fire Department, Public Works, Building Bureau, Long Beach Airport and Police Department for their review and approval (see

attachments for Police and Building comments).

33. 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.
34. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
35. 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.
36. The applicant shall provide the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. Prior to the start of any on-site/off-site construction, the Developer 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

- b. The Developer 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.

ENGINEERING BUREAU

- c. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
- d. The Developer shall construct curbs, gutters, wheelchair ramp, sidewalks, parkways and roadway pavement adjacent to the project site to the satisfaction of the Director of Public Works.

- e. The Developer 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 adjacent to the project site. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- f. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the developer or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 266-7500 or visit their website for complete instructions at www.waterboards.ca.gov/stormwtr/construction.html Left-click on the Construction General Permit 99-08-DWQ link.
- g. 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.
- h. Easements shall be provided to the City of Long Beach for proposed public utility facilities, including refuse collection on private property, to the satisfaction of the concerned City Department or public agency and shown on construction plans.

GENERAL OFF-SITE CONSTRUCTION

- i. The Developer shall improve the full width of the Bayer Avenue right-of-way per PD-32 Development Standards, from the proposed driveway to Conant Street. Right-of-way improvements shall including all required traffic signage, striping, the full width construction of the roadbed and structural cross-section, curbs, gutters, sidewalks, parkways and street lighting on the east and west side of Bayer Avenue. The Developer shall submit detailed construction plans per Public Works Standard Specification for review and approval by the Director of Public Works prior to any building permit.
- j. The Developer shall obtain a geotechnical report prepared by a licensed Geotechnical Engineer in the State of California to determine the pavement designs structural section based on a traffic index of 11 (T.I. =11) to the satisfaction of the Director of Public Works.
- k. The Developer shall be responsible for certified material testing for the street, landscaping, traffic signal, storm drain, sidewalks, striping any and all quality control drawings of the project. Upon construction developer shall provide the City with the certificate that all testing complies with green book standards.

The certification shall be by a registered Civil Engineer in the State of California.

- i. 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. No manholes, pullboxes, meters, streetlight or traffic signal vaults shall be installed within ADA wheelchair ramps.
- m. The Developer shall repair all damaged sidewalk section adjacent to the site along Worsham Avenue and Conant Street 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) with Portland cement concrete.
- n. All work within the public right-of-way must be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. Contractor shall have on file with the City Engineer a Certification of General Liability Insurance and an endorsement evidencing minimum City of Long Beach limits of required general liability insurance.
- o. On-site drainage improvements shall be completed in accordance with the requirements of the Los Angeles County Department of Public Works and shall be coordinated with Douglas Park PD-32 development requirements and on-site street improvements.
- p. All new on-site storm drains and off-site storm drain connections shall comply with Hydrology Study MTD 1775 extension, prepared by Kimley-Horn & Associates, Inc. and approved by Los Angeles County on February 8, 2010.
- q. Street lighting plans with necessary lighting calculations for the proposed street lighting system shall be submitted to City Light and Power and the Director of Public Works for review and approval prior to issuance of construction permits.
- r. The Developer shall construct, or provide for, high pressure sodium luminaries or approved alternate, light standards and feed point(s) in all of the public and private streets within and adjacent to the proposed project site to the satisfaction of the Director of Public Works and City Light and Power.
- s. The Developer shall landscape the parkway along the east and west side of Bayer Avenue resembling Worsham Avenue and in accordance with Douglas Park Design Guidelines, with new ground cover and street trees per Long Beach Municipal Code Chapter 21.42.060 including necessary tree root barriers.
- t. All planted areas shall be provided with water-conserving automatic irrigation systems designed to provide adequate coverage to sustain and promote

healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk. A final planting plan shall be submitted and approved by the Director of Long Beach Development Services and City Engineer prior to project occupancy.

- u. Electric meters that power irrigation control devices and provide irrigation to landscaped areas within public rights-of-way shall be dedicated to those devices.
- v. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Proposed driveways greater than 28 feet requires a variance; contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.

TRAFFIC & TRANSPORTATION

- w. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- x. The Developer 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.
- y. 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), 2013 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- z. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.

AIRPORT

- aa. The Developer shall provide, to the satisfaction of the Director of Public Works, proof that a "No Determination" of hazard to air navigation has been received from the FAA prior to construction.
- bb. Proposed building and parking lot lighting shall be shielded and pointing downward in such a manner as to avoid distractions to piloted aircraft.

LONG-TERM MAINTENANCE

cc. The Developer and successors shall be responsible current and future maintenance of the site drainage system, sidewalks, parkways, street trees and other landscaping, including irrigation, within and along the public and private streets.

37. Prior to the issuance of a building permit, the applicant must obtain written FAA approval on all applicable regulations.
38. Prior to the issuance of a building permit, the applicant must obtain final written approval from the Boeing Design Review Committee, on revised plans that have been approved through the entitlements herein.
39. 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.