

# ORD-14

April 13, 2021

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Declare an Ordinance finding and determining that a Transportation Improvement Fee (TIF) credit is due for the Shoreline Gateway project at 777 East Ocean Boulevard; and, authorizing the City Manager to execute an agreement with Shoreline Development Partners, LP, of Irvine, CA, providing for a TIF credit in the amount of \$369,596, read the first time and laid over to the next regular meeting of the City Council for final reading. (District 2)

## DISCUSSION

A Transportation Improvement Fee (TIF) is imposed on new developments to assure that the transportation level of service goals of the City of Long Beach (City) are met with respect to the additional demands placed on the transportation system by traffic generated from such new development. As a new development, the Shoreline Gateway project at 777 East Ocean Boulevard (Project) is obligated to pay the TIF. Typically, the collection of the TIF is paid by the applicant prior to the issuance of the Certificate of Occupancy.

Shoreline Development Partners, LP, owner of the development project at 777 East Ocean Boulevard, requests a TIF credit in the amount of \$369,596 for transportation improvements completed at the request of the City that are above and beyond those required by the Project.

The Project was designed, permitted, and is in the process of constructing transportation improvements consistent with the City's Alamitos Avenue complete streets project encouraging multi-modal transportation along the Alamitos Avenue corridor. Complete streets elements include bicycle lanes, traffic signal improvements, reconfiguration of the intersection, extended sidewalk and parkway, signage and striping, and additional right-of-way improvements necessary to implement the Project. These elements were not contemplated nor were they conditions of approval of the Project entitlement. Constructing these complete streets elements as part of the Project ensures compatibility with the Alamitos complete streets project, minimizes phasing concerns, and avoids duplicate work. Further, this helps minimize impacts at one of Long Beach's major intersections.

When completed, the Project is anticipated to add to the City's growing bicycle lane network, ease traffic congestion, and reduce speeds at the critical East Ocean Boulevard and Alamitos Avenue intersection. The Project also enhances the City's traffic signalization systems, thereby increasing public safety. Additionally, the Project encourages private developers to expand the City's bicycle infrastructure.

HONORABLE MAYOR AND CITY COUNCIL

April 13, 2021

Page 2

Public Works reviewed the application and supporting documentation and supports the provision of the TIF credit in the amount of \$369,596 as set forth in the analysis and findings outlined in the attached report (Attachments A and B).

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on March 26, 2021 and by Budget Management Officer Rhutu Amin Gharib on March 24, 2021.

TIMING CONSIDERATIONS

City Council action is requested on April 13, 2021.

FISCAL IMPACT

The TIF owed by Shoreline Development Partners for the 777 East Ocean Boulevard development project totals \$381,375, which is greater than the total credit amount requested of \$369,596. Therefore, the applicant will owe the remaining TIF of \$11,779 prior to the issuance of the Certificate of Occupancy, which will be deposited in the Capital Projects Funds Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council Priorities. Approval of this recommendation would potentially have a positive impact on the local job market.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ERIC LOPEZ  
DIRECTOR OF PUBLIC WORKS

APPROVED:



THOMAS B. MODICA  
CITY MANAGER

ATTACHMENTS: ORDINANCE  
A – TIF CREDIT REQUEST REPORT  
B – TIF CREDIT REQUEST APPLICATION

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH FINDING AND DETERMINING THAT A CREDIT IS DUE AGAINST THE TRANSPORTATION IMPROVEMENT FEE APPLICABLE TO THE SHORELINE GATEWAY PROJECT LOCATED AT 777 EAST OCEAN BOULEVARD; AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT REGARDING CREDIT FOR TRANSPORTATION IMPROVEMENTS MADE IN CONNECTION WITH THE SHORELINE GATEWAY PROJECT

WHEREAS, Chapter 18.17 of the Long Beach Municipal Code imposes a Transportation Improvement Fee (“TIF” or “Impact Fee”) upon certain new residential and commercial development within the City for purposes of assuring that the transportation level of service goals of the City as set forth in the Traffic Mitigation Program are met with respect to the additional demands placed on the transportation system by traffic generated from such development; and

WHEREAS, Shoreline Development Partners, LP (“Developer”), owner of the Shoreline Gateway project located at 777 East Ocean Boulevard (“Project”), requests a Transportation Improvement Fee credit in the amount of \$369,596 for transportation improvements requested by the City that are above and beyond those required by the project; and

WHEREAS, as a new development, the Shoreline Gateway project is obligated to pay the TIF. Typically, the collection of the TIF is paid by the applicant prior to the issuance of the Certificate of Occupancy. In addition to the Shoreline Gateway development, the project has designed, permitted, and is in the process of constructing

1 transportation improvements consistent with the City’s Alamitos complete streets project  
2 encouraging multi model transportation along the Alamitos corridor. Complete streets  
3 elements include bicycle lanes, traffic signal improvements, reconfiguration of the  
4 intersection, extended sidewalk and parkway, signage and striping and additional right of  
5 way improvements necessary to implement the project. These elements were not  
6 contemplated nor conditions of approval of the project entitlement. Constructing these  
7 complete streets elements as part of the project ensures compatibility between the two  
8 projects, minimizes phasing concerns, avoids duplication of work, and helps minimize  
9 impacts at one of the City’s major intersections; and

10 WHEREAS, the Transportation Improvement Fee for the Project is  
11 \$369,596; and

12 WHEREAS, Developer will construct improvements consisting of traffic and  
13 street improvements at a cost of \$369,596 as is more fully set forth in Exhibit “A,” a copy  
14 of which is attached hereto and incorporated herein by this reference; and

15 WHEREAS, Developer seeks offset of the Transportation Improvement Fee  
16 in the amount of \$369,596; and

17 WHEREAS, such offset and credit is authorized under Chapter 18.17 of the  
18 Municipal Code; and

19 WHEREAS, Developer has filed an application for a credit against the  
20 Transportation Improvement Fees in accordance with the requirements of Section  
21 18.17.110 of the Municipal Code, together with sufficient supporting documentation of  
22 certain expenditures related to the Shoreline Gateway project located at 777 East Ocean  
23 Boulevard;

24 NOW, THEREFORE, the City Council of the City of Long Beach ordains as  
25 follows:

26 Section 1. Having reviewed the Application for Credit filed by the  
27 Developer and all other documentary evidence before it, the City Council hereby finds  
28 and determines that Shoreline Development Partners, LP is due a credit in the amount of

1 \$369,596 against the Transportation Improvement Fee otherwise payable in connection  
2 with the Project.

3 Section 2. The City Manager is authorized to execute an agreement with  
4 Shoreline Development Partners, LP, together with all other documents necessary to  
5 carry out the terms thereof, regarding the construction of certain transportation  
6 improvements in connection with the Shoreline Gateway project located at 777 East  
7 Ocean Boulevard and the construction of transportation improvements consistent with the  
8 City's Alamitos complete streets project along the Alamitos corridor in the City of Long  
9 Beach.

10 Section 3. The City Clerk shall certify to the passage of this ordinance by  
11 the City Council and cause it to be posted in three conspicuous places in the City of Long  
12 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2021, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Recusal(s) Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
City Clerk

Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor

# EXHIBIT “A”

**PUBLIC WORKS / DEVELOPER IMPACT FEE**

Transportaiton Improvement Fee ("TIF")

2019.07.31

Shoreline Gateway	RATE	QTY	TOTAL
Trans. Impr. Fee - Commercial	\$ 4.50	6,000 sf	\$27,000.00
Trans. Impr. Fee - Residential	\$ 1,125.00	315 units	\$354,375.00
<b>TOTAL TIF FEE</b>			<b>\$381,375.00</b>

<b>CREDIT 1: Pre-Existing Commerical Use</b>			
<b>CREDIT FOR PRE-EXISTING USES</b>			
777 E. Ocean Commercial Building	\$ 4.50	(8,799) sf	(\$39,595.50)
<i>Less: Pre-Existing Use</i>			
<b>SUBTOTAL 1 - TIF FEE</b>			<b>\$341,779.50</b>

<b>CREDIT 2: City-Requested Public Improvements, Outside Conditions of Approval</b>	
<b>ROW RECONFIGURATION / ALAMITOS ROAD DIET</b>	
Reconfig Alamos Avenue (DELTA AREA)	(\$198,000.00)
Reconfigure Ocean Blvd (DELTA AREA)	(\$66,000.00)
<b>ALAMITOS ROAD DIET STRIPING PLAN COSTS</b>	
Signing & Striping Modifications	(\$31,000.00)
<b>TCP SIGNING AND STRIPING PLAN PER ALAMITOS ROAD DIET</b>	
Signing & Striping Modifications	(\$35,000.00)
<i>Subtotal City-Requested Public Improvements, Outside COA</i>	
<b>(\$330,000.00)</b>	

*Less: City-Requested Public Improvements, Outside COA*      **SUBTOTAL 2 - TIF CREDIT**      **\$11,779.50**



				15%	10%	10%	10%	
				Design & Eng.	Contingency	Gen. Req.	GC Fees	TOTAL
<b>1.0</b>	<b>ROW RECONFIGURATION / ALAMITOS ROAD DIET</b>							<b>\$ 264,000</b>
1.1	<b>Reconfig Alamos Avenue (DELTA AREA)</b>			\$ 127,374	\$ 20,000	\$ 15,000	\$ 17,000	\$ 18,000
	1	Demo Existing Asphalt	2765 SF	\$ 5.25	\$ 14,516			
	2	New Asphalt Paving, Base, Etc.	20 SF	\$ 8.25	\$ 165			
	3	Extruded Curb & Gutter	16 LF	\$ 22.50	\$ 360			
	4	Parkway Improvements	2765 SF	\$ 30.50	\$ 84,333			
	5	ADA Ramp (Mid-block crossing)	2 EA	\$ 14,000.00	\$ 28,000			
1.2	<b>Reconfigure Ocean Blvd (DELTA AREA)</b>			\$ 41,152	\$ 7,000	\$ 5,000	\$ 6,000	\$ 6,000
	1	Demo Existing Asphalt (at 'Off-Site' Portion only)	805 SF	\$ 5.25	\$ 4,226			
	2	New Asphalt Paving, Base, Etc.	15 SF	\$ 8.25	\$ 124			
	3	Extruded Curb & Gutter	7 LF	\$ 22.50	\$ 158			
	5	Modify drain inlets	1 EA	\$ 12,000.00	\$ 12,000			
	6	Parkway Improvements	808 SF	\$ 30.50	\$ 24,644			
<b>2.0</b>	<b>ALAMITOS ROAD DIET STRIPING PLAN COSTS</b>							<b>\$ 31,000</b>
2.1	<b>Signing &amp; Striping Modifications</b>			\$ 18,683	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
	1	12" White Limit Line	195 LF	\$ 6.50	\$ 1,268			
	2	Double Yellow Median	375 LF	\$ 4.50	\$ 1,688			
	3	Type VI Arrow Pavement Marking	2 EA	\$ 400.00	\$ 800			
	4	Type IV(L) Arrow Pavement Marking	3 EA	\$ 250.00	\$ 750			
	5	Type IV(R) Arrow Pavement Marking	2 EA	\$ 250.00	\$ 500			
	6	Bike Lane Symbol Pavement Marking	7 EA	\$ 250.00	\$ 1,750			
	7	6" White Line	475 LF	\$ 4.50	\$ 2,138			
	8	4" White Line	2930 LF	\$ 3.00	\$ 8,790			
	9	Install new sign and post	4 EA	\$ 250.00	\$ 1,000			
				<p><b>NOTES:</b> Costs are associated with implementing the proposed striping along Alamos Avenue per the Alamos Avenue Road Diet Project. The City requested Iteris to include the proposed signing and striping design on the Plan Check Correction List dated January 31, 2018. New striping costs include removal of existing/conflicting striping.</p> <p><b>NOTES:</b> Original staging plan did not require lane shifting on the northbound approach on Alamos but due to the 2.5' overlay (narrowing of Alamos per City Project - Alamos Road Diet) requested by the City, it was unavoidable for land shifting along Alamos to accommodate the bike lanes and lane reduction on Alamos per the Road Diet. (Original Road Diet implementation comment was part of Plan Check Correction List, dated January 31, 2018).</p>				
<b>3.0</b>	<b>TCP SIGNING AND STRIPING PLAN PER ALAMITOS ROAD DIET</b>							<b>\$ 35,000</b>
3.1	<b>Signing &amp; Striping Modifications</b>			\$ 20,133	\$ 4,000	\$ 3,000	\$ 3,000	\$ 4,000
	1	12" White Limit Line	155 LF	\$ 6.50	\$ 1,008			
	2	Double Yellow Median	400 LF	\$ 4.50	\$ 1,800			
	3	Type I Arrow Pavement Marking	2 EA	\$ 250.00	\$ 500			
	4	Type IV(L) Arrow Pavement Marking	4 EA	\$ 250.00	\$ 1,000			
	5	Type IV(R) Arrow Pavement Marking	2 EA	\$ 250.00	\$ 500			
	6	Bike Lane Symbol Pavement Marking	1 EA	\$ 250.00	\$ 250			
	7	8" White Line	665 LF	\$ 6.00	\$ 3,990			
	8	4" White Line	2310 LF	\$ 3.50	\$ 8,085			
	9	Install new sign and post	12 EA	\$ 250.00	\$ 3,000			
				<p><b>NOTES:</b> Costs are associated with shifting the northbound approach lanes to accommodate the 2.5' overlay on the north side of Alamos as requested by the City. This land shift coincides with the Alamos Road Diet Project. New striping costs include removal of existing/conflicting striping.</p>				
<b>TOAL FEE CREDIT FOR ROW, SIGNAL, STRIPING IMPROVEMENTS OUTSIDE OF COA</b>								<b>\$ 330,000</b>

Based on ITERIS files, the City proposed to include the [Alamos Road Diet](#) on the Plan Check Correction List, dated 01/31/2018 (see attached). The comment is located on [page 32; Item #15](#). The COA dated 12/17/2017 does not specifically state that any off-site improvements regarding the Alamos signing and striping shall be implemented. As stated on Page 1 of the COA (Case No. 1512-25; Item 3): "The applicant shall comply with all applicable Mitigation Measures Adopted in the Mitigation Monitoring and Reporting Program from the Shoreline Gateway EIR and Shoreline Gateway Supplemental EIR." Based on the EIR, the project does not have a significant impact at this intersection and does not require any mitigation measures. As a result, no lane reconfiguration is required. Hence, the signing and striping improvements on the final plans should be considered out of scope items.

777 EAST OCEAN BOULEVARD

TRAFFIC IMPACT FEE CREDIT REQUEST

REPORT

## REQUEST

Shoreline Development Partners, LP, owner of the development project located at 777 East Ocean Boulevard, requests a Transportation Improvement Fee (TIF) credit in the amount of \$369,596 for transportation improvements.

## ANALYSIS

The project owes a total Traffic Impact Fee of \$381,375. Deducting the value of the work, equal to the credit amount requested, results in a TIF Fee due the City by the applicant of \$11,779.10. The TIF credit amount requested consists of two components:

- \$39,595.50 credit for pre-existing commercial uses, and
- \$330,000 credit for traffic improvements beyond the scope of the Project's Conditions of Approval.

Per the Fiscal Year 2020 Impact Fee Annual Report, there are several projects that have been approved for funding from the Transportation Impact Fee which authorized expenditures for the work for which the Applicant is seeking TIF Fee credit. They include:

- The Alamitos Avenue Bikeway project, that will create bike lines, additional parking and high visibility crosswalks on Alamitos Avenue that will reduce vehicle miles traveled by creating a system of complete streets that supports and encourages all mobility users.
- Citywide Bicycle infrastructure improvement, which supports bikeway projects in areas to serve the growth of the Bicycle Network and provide linkages for traveling by bicycle.
- Citywide Bikeshare/Bikeway Programs that provide ongoing expansion and maintenance of the citywide bikeshare program and implementation of the 2017 bikeways Bicycle Master Plan.

All of the work for which the Applicant is seeking TIF Fee Credit is authorized from one or more of the various approved projects itemized above. It should be emphasized that the Applicant is not seeking any funding from the City for the work they have already completed or will complete. Rather the Applicant is requesting the City recognize the value of the public improvements built as part of the 777 East Ocean Blvd Project, in lieu of a portion of the Traffic Impact Fees due from the Project.

## BACKGROUND

This Development Project was part of the Shoreline Gateway Master Plan originally approved in September 2006 and subsequently amended in October 2007 per case No. 0510-27. The entitlements included approvals of the West Tower, now known as the fully built Current at 707 East Ocean Boulevard and the East Tower at 777 East Ocean Boulevard, whose builder is seeking the TIF Fee Credit.

In 2017 the Conditions of Approval for the Shoreline Gateway Master Plan were reconciled to establish those that were completed with construction of the Current (West Tower) and those that remained as the responsibility of the East Tower (777 E Ocean). Additionally, since 2007, when the scope of offsite improvements was memorialized in the Project's COA, public traffic related needs materialized that were not contemplated in the initial COA. Major traffic related infrastructure needs not apparent in 2007 include:

- Alamitos Avenue bicycle lanes, which required the complete reconfiguration of the intersection with Ocean Boulevard and the corresponding right of way.

The applicant, the current builder of the East Tower at 777 East Ocean Boulevard, agreed to include these additional work items in the scope of offsite improvements for the project, in exchange for a TIF Fee credit; these are now under construction. The applicant has submitted the TIF Fee credit request, along with the supporting cost information confirming the amounts spent for completion of the additional offsite work items.

The Director of Public Works has reviewed the TIF Fee credit request application and provided cost information and determined that the additional offsite construction is for one or more transportation improvement project listed in the transportation improvements plan, is consistent with project priorities, and the value of the applicant's contribution is commensurate with the Traffic Fee credit requested.

The additional offsite improvements consist of work needed to implement the City sponsored Alamitos Avenue Road Diet project at the intersection of East Ocean Blvd and Alamitos Ave, and in the general vicinity thereof. This work includes the reconfiguration of curbs, gutters, ADA compliant curb ramps, modifications to storm drain inlets, installation of landscaped parkways, new traffic lane striping, and installation of new street signs and roadway markings.

When completed, the Project is anticipated to add to the City's growing bicycle lane network, ease traffic congestion and reduce speeds at the critical East Ocean Blvd and Alamitos Avenue intersection, thereby increasing public safety and decreasing the potential for death, injury, and property damage due to vehicular collisions with each other and bicyclist and pedestrians due to excessive speed, and encourage private developers to expand the City's bicycle infrastructure.

### FISCAL IMPACT

The total cost of the additional traffic relate offsite improvements is currently \$330,000, which includes design, construction, construction management, inspection, labor compliance, and project oversight costs. The Traffic Fees owed by the applicant for the East Tower project total \$381,375, which is greater than the total credit amount requested of \$369,595.50. The applicant will owe the remaining \$11,779.10 TIF Fee to the City.

This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council Priorities. Approval of this action would have a positive impact on the local area as described above.

TRANSPORTATION IMPROVEMENT FEE  
CREDIT APPLICATION

(Please Type)

1. Date Submitted: October 8 2020  
Has a prior application been submitted: Yes \_\_\_\_\_ No X

2. Applicant Name/Mailing Address:

Shoreline Development Partners, LP

Business Phone:

114 Pacifica, Suite 100, Irvine, CA 92618

(949) 756-8658

\_\_\_\_\_

Fax Number:

\_\_\_\_\_

(310) 689-2305

3. Applicant is: Owner \_\_\_\_\_ Developer X Agent \_\_\_\_\_ Other: \_\_\_\_\_

If Agent or Other state name of principal and relationship:

\_\_\_\_\_

Name of person to contact: Ryan Altoon

Title: Executive Vice President Phone: (310) 417-1605

4. Name/Address of parent company, affiliate, partnership or entity, if different from above:

n/a

\_\_\_\_\_

5. Former firm name(s), if any, and years operated under that name:

Name: n/a Years \_\_\_\_\_

Name: \_\_\_\_\_ Years \_\_\_\_\_

6. Name and location of development project  
(on a building-by-building basis)

Permit No(s):  
(indicate if none)

777 E. Ocean Boulevard, Long Beach, CA 90802

(CASE 1512-25 l., bb.)  
(CASE 1512-25 f., g.)  
(CASE 1512-25 bb.)  
(CASE 1512-25 g., h., p.)

7. Please indicate basis for credit request and type of development improvements proposed to be made for credit:

(Please See Attached)

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8. Please indicate whether the proposed transportation improvement represents new improvements to the City or represents a change to the City's existing infrastructure:

New transportation improvements and changes to the City's existing infrastructure per approved plans for work conducted in Medio Street, Alamitos Avenue and Ocean Boulevard consistent with the Public Works "Alamitos Road Diet" project, inclusive of traffic signal and intersection improvements.

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9. Please attach an Itemized Cost Breakdown by design component for each proposed improvement project.
10. If this application does not involve proposed construction by the applicant, please indicate the nature of the contribution made by the applicant against the Transportation Improvement Fee otherwise due: (i.e. Escrow payment to the City for construction of; participation in an Assessment District for the construction of; or cash contribution)
11. Please attach drawing plans, location map, and any other supporting documentary evidence to Application.

Mail or deliver this Application to:

City of Long Beach  
Department of Public Works, Project Management Bureau  
Attention: Project Management Officer  
411 West Ocean Boulevard, Fifth Floor  
Long Beach, California 90802

Applicant submits this request for Transportation Improvement Fee Credit with the understanding that final determination of whether a credit is allowed shall be made by the City Council following submission of all necessary supporting documentation to the Director of Public Works.

Applicant shall be responsible to provide all necessary insurance and/or guarantees of performances associated with said improvements.

Applicant declares under penalty of perjury under the laws of the State of California that all information, plans and costs submitted by Applicant are true and correct.

October 8, 2020  
Date

  
Signature

Ryan Altoon  
Type or print name

**PUBLIC WORKS / DEVELOPER IMPACT FEE**

Transportaiton Improvement Fee ("TIF")

2019.07.31

Shoreline Gateway	RATE	QTY	TOTAL
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<b>CREDIT FOR PRE-EXISTING USES</b>			
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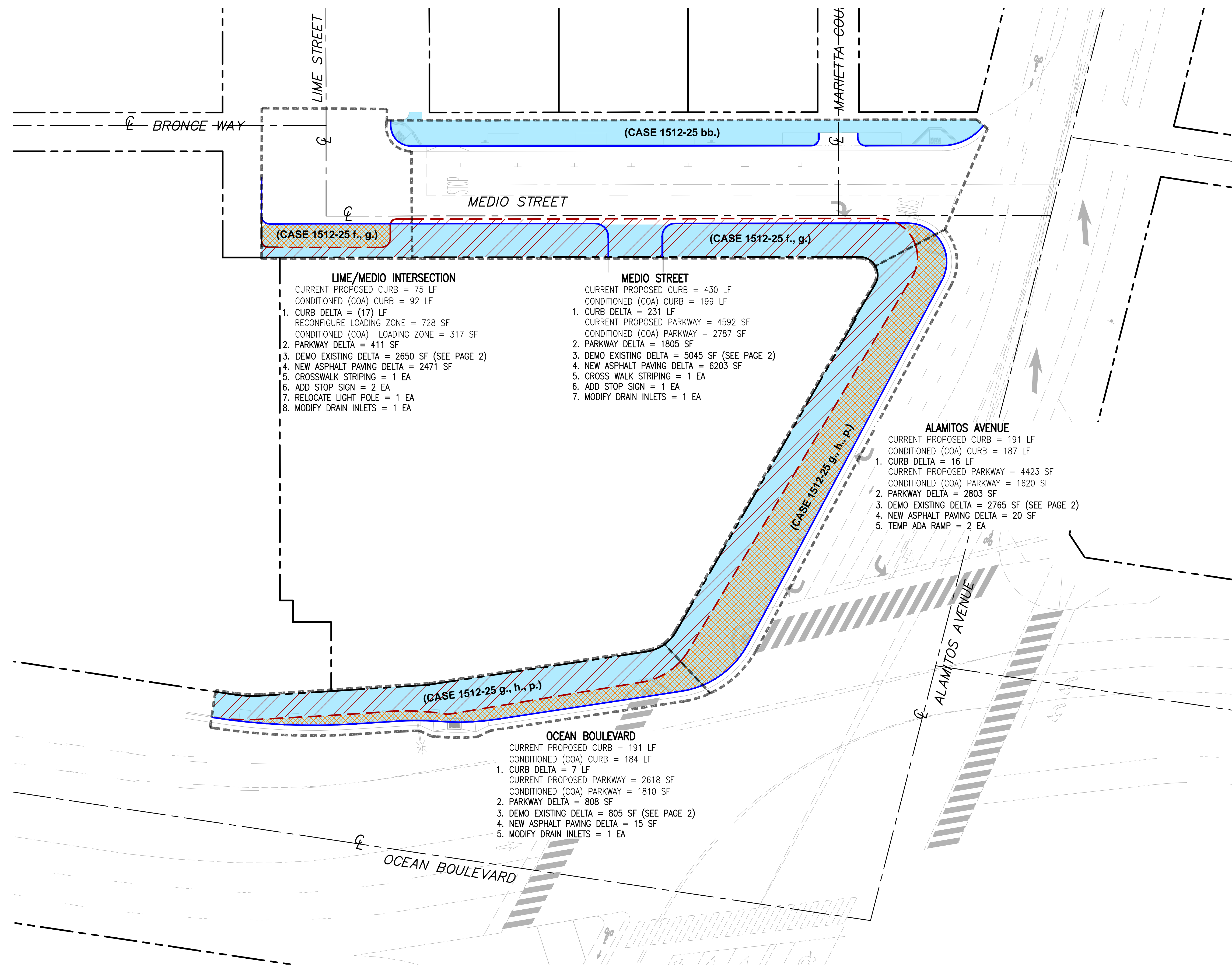
<b>CREDIT 2: City-Requested Public Improvements, Outside Conditions of Approval</b>	
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	6	Parkway Improvements	808 SF	\$ 30.50	\$ 24,644			
<b>2.0</b>	<b>ALAMITOS ROAD DIET STRIPING PLAN COSTS</b>							<b>\$ 31,000</b>
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<b>3.0</b>	<b>TCP SIGNING AND STRIPING PLAN PER ALAMITOS ROAD DIET</b>							<b>\$ 35,000</b>
3.1	<b>Signing &amp; Striping Modifications</b>			\$ 20,133	\$ 4,000	\$ 3,000	\$ 3,000	\$ 4,000
	1	12" White Limit Line	155 LF	\$ 6.50	\$ 1,008			
	2	Double Yellow Median	400 LF	\$ 4.50	\$ 1,800			
	3	Type I Arrow Pavement Marking	2 EA	\$ 250.00	\$ 500			
	4	Type IV(L) Arrow Pavement Marking	4 EA	\$ 250.00	\$ 1,000			
	5	Type IV(R) Arrow Pavement Marking	2 EA	\$ 250.00	\$ 500			
	6	Bike Lane Symbol Pavement Marking	1 EA	\$ 250.00	\$ 250			
	7	8" White Line	665 LF	\$ 6.00	\$ 3,990			
	8	4" White Line	2310 LF	\$ 3.50	\$ 8,085			
	9	Install new sign and post	12 EA	\$ 250.00	\$ 3,000			
				<p><b>NOTES:</b> Costs are associated with shifting the northbound approach lanes to accommodate the 2.5' overlay on the north side of Alamos as requested by the City. This land shift coincides with the Alamos Road Diet Project. New striping costs include removal of existing/conflicting striping.</p>				
<b>TOAL FEE CREDIT FOR ROW, SIGNAL, STRIPING IMPROVEMENTS OUTSIDE OF COA</b>								<b>\$ 330,000</b>

Based on ITERIS files, the City proposed to include the [Alamos Road Diet](#) on the Plan Check Correction List, dated 01/31/2018 (see attached). The comment is located on [page 32; Item #15](#). The COA dated 12/17/2017 does not specifically state that any off-site improvements regarding the Alamos signing and striping shall be implemented. As stated on Page 1 of the COA (Case No. 1512-25; Item 3): "The applicant shall comply with all applicable Mitigation Measures Adopted in the Mitigation Monitoring and Reporting Program from the Shoreline Gateway EIR and Shoreline Gateway Supplemental EIR." Based on the EIR, the project does not have a significant impact at this intersection and does not require any mitigation measures. As a result, no lane reconfiguration is required. Hence, the signing and striping improvements on the final plans should be considered out of scope items.



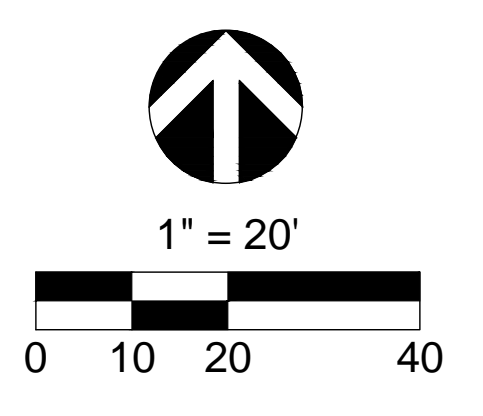
**LIME/MEDIO INTERSECTION**  
 CURRENT PROPOSED CURB = 75 LF  
 CONDITIONED (COA) CURB = 92 LF  
 1. CURB DELTA = (17) LF  
 RECONFIGURE LOADING ZONE = 728 SF  
 CONDITIONED (COA) LOADING ZONE = 317 SF  
 2. PARKWAY DELTA = 411 SF  
 3. DEMO EXISTING DELTA = 2650 SF (SEE PAGE 2)  
 4. NEW ASPHALT PAVING DELTA = 2471 SF  
 5. CROSSWALK STRIPING = 1 EA  
 6. ADD STOP SIGN = 2 EA  
 7. RELOCATE LIGHT POLE = 1 EA  
 8. MODIFY DRAIN INLETS = 1 EA

**MEDIO STREET**  
 CURRENT PROPOSED CURB = 430 LF  
 CONDITIONED (COA) CURB = 199 LF  
 1. CURB DELTA = 231 LF  
 CURRENT PROPOSED PARKWAY = 4592 SF  
 CONDITIONED (COA) PARKWAY = 2787 SF  
 2. PARKWAY DELTA = 1805 SF  
 3. DEMO EXISTING DELTA = 5045 SF (SEE PAGE 2)  
 4. NEW ASPHALT PAVING DELTA = 6203 SF  
 5. CROSS WALK STRIPING = 1 EA  
 6. ADD STOP SIGN = 1 EA  
 7. MODIFY DRAIN INLETS = 1 EA

**ALAMITOS AVENUE**  
 CURRENT PROPOSED CURB = 191 LF  
 CONDITIONED (COA) CURB = 187 LF  
 1. CURB DELTA = 16 LF  
 CURRENT PROPOSED PARKWAY = 4423 SF  
 CONDITIONED (COA) PARKWAY = 1620 SF  
 2. PARKWAY DELTA = 2803 SF  
 3. DEMO EXISTING DELTA = 2765 SF (SEE PAGE 2)  
 4. NEW ASPHALT PAVING DELTA = 20 SF  
 5. TEMP ADA RAMP = 2 EA

**OCEAN BOULEVARD**  
 CURRENT PROPOSED CURB = 191 LF  
 CONDITIONED (COA) CURB = 184 LF  
 1. CURB DELTA = 7 LF  
 CURRENT PROPOSED PARKWAY = 2618 SF  
 CONDITIONED (COA) PARKWAY = 1810 SF  
 2. PARKWAY DELTA = 808 SF  
 3. DEMO EXISTING DELTA = 805 SF (SEE PAGE 2)  
 4. NEW ASPHALT PAVING DELTA = 15 SF  
 5. MODIFY DRAIN INLETS = 1 EA

- LEGEND**
- CURRENT PROPOSED CURB
  - CONDITIONED (COA) CURB
  - QUANTIFIED AREA
  - CURRENT PROPOSED PARKWAY
  - CONDITIONED (COA) PARKWAY
  - PARKWAY DELTA AREA



PREPARED FOR:  
 SHORELINE DEVELOPMENT PARTNERS, LP.  
 6405 MIRA MESA BLVD., #100  
 SAN DIEGO, CA 92121

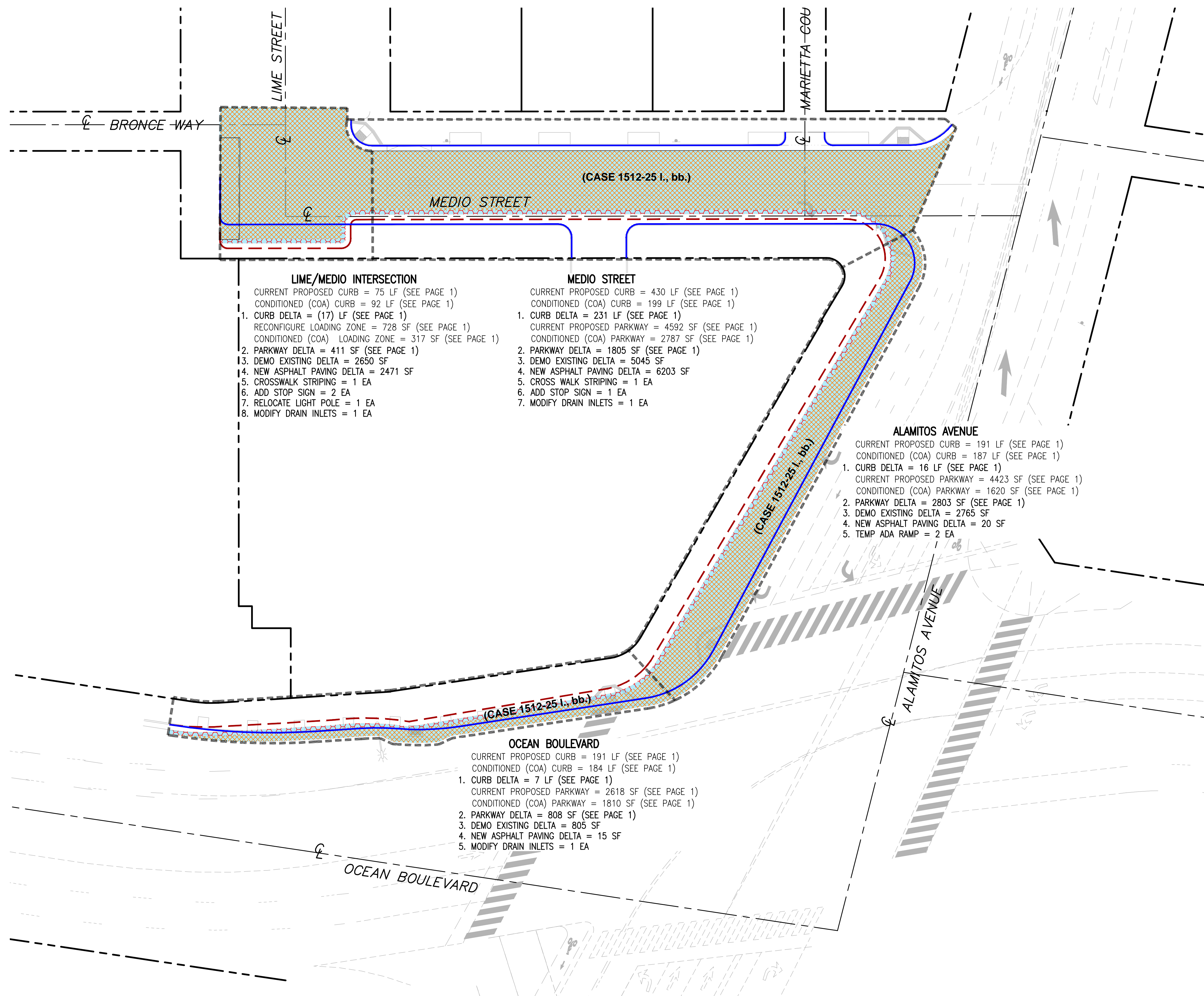
PREPARED BY:  
  
 6 ORCHARD, SUITE 200  
 LAKE FOREST, CA 92630  
 T. 949.916.3800  
 F. 949.916.3805  
 CVC-INC.NET

**CITY OF LONG BEACH**  
 DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

**OFF SITE IMPROVEMENT EXHIBIT**  
 SHORELINE GATEWAY - EAST TOWER

SHEET  
 1  
 OF  
 2

PLAN SHEET: P302  
 6/15/2018  
 DATE: 11/15/2018



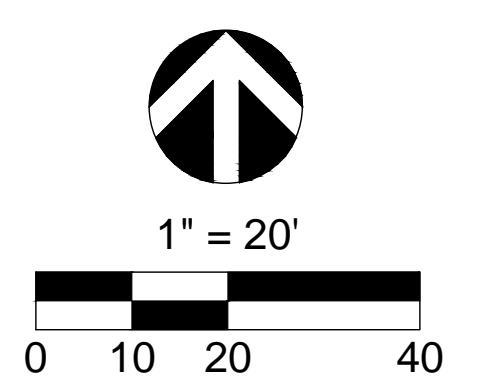
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 5. MODIFY DRAIN INLETS = 1 EA

- LEGEND**
- CURRENT PROPOSED CURB
  - CONDITIONED (COA) CURB
  - QUANTIFIED AREA
  - CONDITIONED (COA) DEMOLITION
  - CURRENT PROPOSED DEMOLITION
  - DELTA DEMOLITION



PREPARED FOR:  
 SHORELINE DEVELOPMENT PARTNERS, LP.  
 6405 MIRA MESA BLVD., #100  
 SAN DIEGO, CA 92121

PREPARED BY:  
  
 6 ORCHARD, SUITE 200  
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 T. 949.916.3800  
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**CITY OF LONG BEACH**  
 DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

**OFF SITE IMPROVEMENT EXHIBIT**  
 SHORELINE GATEWAY - EAST TOWER

SHEET  
 2  
 OF  
 2

PLAN SHEET: P302  
 61 VALDES-CO-2018-09-05-11:59:16:12:31 AM  
 DATE: 11/15/2018



# CITY OF LONG BEACH

333 W Ocean Boulevard  
Long Beach, CA 90802

Working Together To Serve

## PLAN CHECK CORRECTION LIST

Date: January 31, 2018

Project Contact: Matt Oxford

Plan Check No.: PWPC40913

Project Address: 777 E OCEAN BLVD

Project Description: Public Works plan check of off-site improvement plan tie-back and shoring plan and grading plan connected to the private development at 777 E Ocean Blvd which will consist of 35-story residential tower with five stories of subterranean parking and

The items noted below require correction or clarification before this Plan Check submittal can be approved for permit issuance.

Each line item includes a comment number and a sheet number, if applicable, for easy reference to the reviewed plans.

Please resubmit all of your revised plans, using the same filename, page order and sheet description provided in the original submittal. Place new sheets at the bottom of the file. If sheets have been removed, place an empty page in their place.

### **Plan Check Expiration Date and Extensions:**

Respond to the corrections/comments by directly writing on the marked-up review prints. If responses are not received within one calendar year (365 days), submitted plans will be discarded. Please note that these marked-up plans are the property of the City of Long Beach.

<u>File Name</u>	<u>Submittal</u>
20171228A-S_Shoring Plan_PS01.pdf	1st Submittal
20171228A-X_Shoreline Final Traffic Signal Plan_PS01.pdf	1st Submittal
20171228A-X_Shoreline Temp Signal Plan_PS01.pdf	1st Submittal
20171228A-X_Shoreline Tower Public Improvements_PS01.pdf	1st Submittal
20171228A-X_Shoreline Tower Signing and Striping Plan.pdf	1st Submittal
20171228A-X_Shoreline Traffic Control Plan.pdf	

**Right of Way Dept.**

Prepared by: Bill Pittman  
Bill.Pittman@longbeach.gov (562) 570-6996

Public Works Requirements

1. PR. 36.00'  
  
    (ABOVE 34') [Tag 0002] X-002
2. EX. R/W  
  
    ABOVE ELEV. 34' [Tag 0247] X-003
3. SHOW R/W ABOVE 34' ELEV. [Tag 0249] X-003
4. EX. R/W ABOVE ELEV. 34' [Tag 0253] X-005
5. PRO. RIGHT-OF-WAY DIM. [Tag 0026] X-007
6. EX. R/W [Tag 0252] X-007

**Street Improvement Dept.**

Prepared by: Jorge Magana  
Jorge.Magana@longbeach.gov (562) 570-6678

Public Works Requirements

1. Change the text:  
  
    777 E. OCEAN BLVD., LONG BEACH, CA  
  
    TITLE SHEET SHORELINE GATEWAY-EAST TOWER  
  
    to:  
  
    SHORELINE GATEWAY EAST TOWER  
  
    777 EAST OCEAN BOULEVARD  
  
    TEMPORARY SHORING PLAN [Tag 0159] S-001
2. Change the text:  
  
    DEPARTMENT OF BUILDING & SAFETY  
  
    to:  
  
    DEPARTMENT OF PUBLIC WORKS [Tag 0160] S-001
3. Show the Public Works drawing number:  
  
    C-6246  
  
    here and on Sheets 2 through 11. [Tag 0161] S-001

Public Works Requirements

4. Change the text:

SS-0.0

to:

1/SS-0.0 [Tag 0162] S-001

5. Change the text:

SS-1.0

to:

2/SS-1.0 [Tag 0163] S-001

6. Change the text:

SS-1.1

to:

3/SS-1.1 [Tag 0164] S-001

7. Change the text:

SS-2.0

to:

4/SS-2.0 [Tag 0165] S-001

8. Change the text:

SS-3.0

to:

5/SS-3.0 [Tag 0166] S-001

9. Change the text:

SS-4.0

to:

6/SS-4.0 [Tag 0167] S-001

Public Works Requirements

10. Change the text:

SS-4.1

to:

7/SS-4.1 [Tag 0168] S-001

11. Change the text:

SS-4.2

to:

8/SS-4.2 [Tag 0169] S-001

12. Add the text:

9/SS-4.3 ELEVATIONS & SECTIONS [Tag 0170] S-001

13. Add the text:

10/SS-4.4 ELEVATIONS & SECTIONS [Tag 0171] S-001

14. Add the text:

11/SS-4.5 ELEVATIONS & SECTIONS [Tag 0172] S-001

15. Add the text:

SHORELINE GATEWAY EAST TOWER

777 EAST OCEAN BOULEVARD

TEMPORARY SHORING PLAN [Tag 0173] S-001

16. Where in the plan set can these abbreviations be found? Delete ALL unused abbreviations.  
[Tag 0174] S-001

17. Where in the plan set can this symbol be found? Delete all unused symbols from the Symbol  
Legend. [Tag 0175] S-001

18. Add the heading:

PUBLIC WORKS OFF-SITE IMPROVEMENT GENERAL NOTES

here. [Tag 0176] S-001

Public Works Requirements

19. Add here the following general notes taken from the Electronic Plan (E-Plan) Check Public Works Off-site Improvement And Storm Drain General Notes plan preparation package:

1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 37.

Add general note No. 38 to the Public Works Off-site and Storm Drain General Notes to read as:

38. SEE PUBLIC WORKS DRAWING NO. C-6245, SHORELINE GATEWAY EAST TOWER 777 EAST OCEAN BOULEVARD OFF-SITE IMPROVEMENTS. [Tag 0177] S-001

20. In addition to the Vicinity Map, provide a Key Map here. [Tag 0178] S-001

21. Add to the Abbreviations list those Abbreviations highlighted by yellow marker. [Tag 0179] S-001

22. Change the text:

PROPERTY LINE

to:

RIGHT-OF-WAY LINE

The line weight of all right-of-way lines found in the plan set is to be 80. [Tag 0180] S-001

23. Add a continuous line here and define it as:

PROPERTY LINE.

The line weight of all property lines found in the plan set is to be 80. [Tag 0181] S-001

24. The line weight of all centerlines found in the plan set is to be 40. [Tag 0182] S-001

25. Provide first and last names [Tag 0183] S-001

26. Add the text:

SS-0.0

here. [Tag 0186] S-001

27. Change the text:

TYP. DETAILS

to:

TYPICAL DETAILS [Tag 0202] S-001

28. Provide an engineer's construction estimate for the proposed shoring improvements within the public right-of-way sealed and signed by the engineer of record. [Tag 0236] S-001



Public Works Requirements

29. Delete the text:

777 E. OCEAN BLVD., LONG BEACH, CA

SHORELINE GATEWAY - EAST TOWER [Tag 0184] S-002

30. Change the line weight of the text:

GENERAL NOTES

to match that of the deleted text:

777 E. OCEAN BLVD., LONG BEACH, CA

SHORELINE GATEWAY - EAST TOWER [Tag 0185] S-002

31. Add the text:

SS-1.0

here. [Tag 0187] S-002

32. Add the following notes to the SHORING REMOVAL PROCEDURE:

8. FOR ANY PORTION OF THE TIEBACK MADE OF CEMENTITIOUS OR SIMILAR MATERIAL LEFT IN PLACE BETWEEN EIGHT (8) FEET AND TWENTY (20) FEET BELOW THE ESTABLISHED GRADE OF THE PUBLIC RIGHT-OF-WAY, THE COMPRESSIVE STRENGTH SHALL NOT EXCEED 2,000 POUNDS PER SQUARE INCH (PSI).

9. TIE BACKS SHALL MAINTAIN A MINIMUM OF TWO (2) FEET CLEARANCE FROM ANY EXISTING UTILITY LINE OR SUBSURFACE STRUCTURE.

10. FOR ANY PROPOSED TIEBACK LEFT IN PLACE BETWEEN EIGHT (8) FEET AND TWENTY (20) FEET BELOW THE ESTABLISHED GRADE OF THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL PAY TO THE CITY A MITIGATION FEE AS DETERMINED BY THE CITY COUNCIL RESOLUTION FOR EACH TIEBACK OR PORTION THEREOF. THIS FEE SHALL BE REFUNDED UPON PROOF OF THE ENTIRE TIEBACK REMOVAL.

11. FOR ANY STRUCTURE LEFT IN PLACE WITHIN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL PROVIDE TO THE SATISFACTION OF THE CITY ENGINEER THE AS-BUILT CONSTRUCTION DRAWINGS AND ELECTRONIC FILES IN CURRENT GEOGRAPHIC INFORMATION SYSTEM (GIS) FORMAT, AS PER THE LATEST OFFICIAL DATUM PLANE TO BE USED TO UPDATE THE CITY'S GIS.

12. THE CITY ENGINEER MAY MODIFY THE TIEBACK REQUIREMENTS IF EXTENSIVE UTILITY LINES ARE PRESENT IN THE AREA OR THE STREET IS ON THE PAVING MORATORIUM LIST. [Tag 0188] S-002

33. Delete the text:

777 E. OCEAN BLVD., LONG BEACH, CA

SHORELINE GATEWAY - EAST TOWER [Tag 0189] S-003

Public Works Requirements

34. Add the text:

SS-1.1

here. [Tag 0198] S-003

35. Delete the text:

777 E. OCEAN BLVD., LONG BEACH, CA

SHORELINE GATEWAY - EAST TOWER [Tag 0190] S-004

36. Add the text:

SS-2.0

here. [Tag 0199] S-004

37. Delete the text:

777 E. OCEAN BLVD., LONG BEACH, CA

SHORELINE GATEWAY - EAST TOWER [Tag 0191] S-005

38. Add the text:

SS-3.0

here. [Tag 0200] S-005

39. The sheet title:

PILE SCHEDULE

does not match that shown under the Sheet Index on Sheet 1/SS-00. [Tag 0201] S-005

40. Delete the text:

777 E. OCEAN BLVD., LONG BEACH, CA

SHORELINE GATEWAY - EAST TOWER [Tag 0192] S-006

41. Add the text:

SS-4.0

here. [Tag 0203] S-006

42. The sheet title:

SHORING PLAN

does not match that shown under the Sheet Index on Sheet 1/SS-00. [Tag 0204] S-006

Public Works Requirements

43. Label ALL right-of-way lines on plan view and on cross-sectional views as:

R/W

The line weight of the right-of-way lines is 80.

Same comment(s) apply to Sheets 7/SS-4.1, 8/SS-4.2, 9/SS-4.3, 10/SS-4.4 and 11/SS-4.5  
[Tag 0211] S-006

44. Provide here the name of the north-south alley as:

MARIETTA COURT

here. [Tag 0212] S-006

45. Provide the street name:

ALAMITOS AVENUE

here. [Tag 0213] S-006

46. Provide the name of the east-west alley as:

BRONCE WAY

here. [Tag 0214] S-006

47. The line highlighted by yellow marker is a property line. Change the linetype of the property line to continuous.

The line weight of the property line is 80. [Tag 0215] S-006

48. Extend the "cut" arrow, as shown, to agree with the cross-sectional view on Sheet 8/SS-4.2.  
[Tag 0235] S-006

49. Change the text:

777 E. OCEAN BLVD., LONG BEACH, CA

SHORING PLAN

SHORELINE GATEWAY - EAST TOWER

to:

TEMPORARY SHORING PLAN [Tag 0193] S-007

50. The sheet title:

SHORING PLAN

does not match that shown under the Sheet Index on Sheet 1/SS-00. [Tag 0205] S-007

Public Works Requirements

51. Add the text:

SS-4.1

here. [Tag 0206] S-007

52. I don't believe the line highlighted by yellow marker is a property line. It is clearly not a right-of-way line either. Check assessor's records or other record information to clearly show the correct alignment of the property line. [Tag 0216] S-007

53. The line highlighted by green marker is a property line. Change the linetype of the property line to continuous and label it as P/L

The line weight of the property line is 80. [Tag 0217] S-007

54. Provide the street name as:

ALAMITOS AVENUE

here. [Tag 0218] S-007

55. Change the text:

OCEAN BOULEVARD

to:

EAST OCEAN BOULEVARD [Tag 0219] S-007

56. Change the text:

777 E. OCEAN BLVD., LONG BEACH, CA

ELEVATION & SECTIONS

SHORELINE GATEWAY - EAST TOWER

to:

ELEVATIONS & SECTIONS [Tag 0194] S-008

57. Add the text:

SS-4.2

here. [Tag 0207] S-008

58. Change the text:

P/L

to:

R/W [Tag 0220] S-008

Public Works Requirements

59. Provide the street name:

MEDIO STREET

here in large text. [Tag 0221] S-008

60. This is the centerline of Medio Street?? [Tag 0222] S-008

61. Provide the street name:

MEDIO STREET

here in large text. [Tag 0223] S-008

62. What is the drawing scale? [Tag 0231] S-008

63. Change the text:

777 E. OCEAN BLVD., LONG BEACH, CA

ELEVATION & SECTIONS

SHORELINE GATEWAY - EAST TOWER

to:

ELEVATIONS & SECTIONS [Tag 0195] S-009

64. Add the text:

SS-4.3

here. [Tag 0208] S-009

65. Change the text:

P/L

to:

R/W [Tag 0224] S-009

66. Provide the street name:

ALAMITOS AVENUE

here in large text. [Tag 0225] S-009

67. What is the drawing scale? [Tag 0232] S-009

Public Works Requirements

68. Change the text:

777 E. OCEAN BLVD., LONG BEACH, CA  
ELEVATION & SECTIONS  
SHORELINE GATEWAY - EAST TOWER

to:

ELEVATIONS & SECTIONS [Tag 0196] S-010

69. Add the text:

SS-4.4

here. [Tag 0209] S-010

70. Change the text:

OCEAN BLVD

to:

EAST OCEAN BOULEVARD [Tag 0226] S-010

71. Change the text:

P/L

to:

R/W [Tag 0227] S-010

72. Provide the street name:

EAST OCEAN BOULEVARD

in large text here. [Tag 0228] S-010

73. What is the drawing scale? [Tag 0233] S-010

74. Change the text:

777 E. OCEAN BLVD., LONG BEACH, CA  
ELEVATION & SECTIONS  
SHORELINE GATEWAY - EAST TOWER

to:

ELEVATIONS & SECTIONS [Tag 0197] S-011

Public Works Requirements

75. Add the text:

SS-4.5

here. [Tag 0210] S-011

76. Change the linetype to continuous to clearly distinguish the property line apart from the right-of-way line.

The line weight of the property line is 80. [Tag 0229] S-011

77. See comment on Sheet 7/SS-4.1 regarding this line that is labeled as a property line, P/L. [Tag 0230] S-011

78. What is the drawing scale? [Tag 0234] S-011

79. Change the text:

ITERIM PUBLIC IMPROVEMENT PLAN

SHORELINE TOWER 777 E. OCEAN BLVD.

TITLE SHEET

to:

SHORELINE GATEWAY EAST TOWER

777 EAST OCEAN BOULEVARD

PHASE 1 OFF-SITE IMPROVEMENTS [Tag 0003] X-001

80. Include ALL 37 general notes from the Electronic Plan (E-Plan) Check Public Works Off-site Improvement And Storm Drain General Notes plan preparation package, Sheets 4 - 7.

Add general note No. 38 to the Public Works Off-site and Storm Drain General Notes to read as:

38. SEE PUBLIC WORKS DRAWING NO. C-6246, SHORELINE GATEWAY EAST TOWER 777 EAST OCEAN BOULEVARD TEMPORARY SHORING PLAN. [Tag 0004] X-001

81. Change the text:

(800) 227-2600

to:

9811 [Tag 0005] X-001

Public Works Requirements

82. Change the text:

(562) 570-2369 OR (562) 570-2399

to:

(562) 570-2390 [Tag 0006] X-001

83. Change the text:

(562) 570-2762

to:

(562) 570-3254 [Tag 0007] X-001

84. Change the text:

OFF-SITE IMPROVEMENT GENERAL NOTES

to:

PUBLIC WORKS OFF-SITE IMPROVEMENT AND STORM DRAIN GENERAL NOTES [Tag 0008] X-001

85. Change the text:

TITLE SHEET

to:

TITLE SHEET - SHORELINE GATEWAY EAST TOWER

777 EAST OCEAN BOULEVARD

PHASE 1 OFF-SITE IMPROVEMENTS [Tag 0009] X-001

86. Change the text:

MEDIO STREET IMPROVEMENT PLAN

to:

MEDIO STREET CONSTRUCTION PLAN [Tag 0010] X-001

87. Change the text:

DOMESTIC WATER IMPROVEMENT PLAN

to:

DOMESTIC WATER CONSTRUCTION PLAN [Tag 0011] X-001



Public Works Requirements

88. Change the text:

SANITARY SEWER IMPROVEMENT PLAN

to:

SEWER PLAN AND PROFILE [Tag 0012] X-001

89. Change the text:

STORM DRAIN IMPROVEMENT PLAN

to:

STORM DRAIN PLAN AND PROFILE

[Tag 0013] X-001

90. Add the following text to the Sheet Index:

9. SIGNING AND STRIPING PLAN

10. TEMPORARY TRAFFIC SIGNAL PLAN

11. TRAFFIC SIGNAL MODIFICATION PLAN

12. TEMPORARY TRAFFIC CONTROL PLAN [Tag 0014] X-001

91. In addition to the Vicinity Map, provide a Key Map. [Tag 0015] X-001

92. Delete the DEMOLITION NOTES AND LEGEND from Sheet 1. Redundant information. Already provided on Sheet 2. [Tag 0016] X-001

93. Where in the plan set can these abbreviations be found?

Delete ALL unused abbreviations from the Abbreviations list (typical). [Tag 0018] X-001

94. Change the text:

SYMBOL

to:

SYMBOL LEGEND [Tag 0019] X-001

95. Change the text:

TRACT BOUNDARY/RIGHT-OF-WAY LINE

to:

RIGHT-OF-WAY LINE [Tag 0020] X-001

Public Works Requirements

96. Change the text:

LOT LINE

to:

PROPERTY LINE

Change the linetype of ALL property lines to continuous. The line weight of property lines is 80. [Tag 0021] X-001

97. Provide an engineer's construction estimate for ALL proposed off-site improvements, prepared and sealed by California licensed civil engineer. [Tag 0022] X-001

98. Provide the Public Works Drawing Number C-6245 here and on Sheets 2 through 8 and on Sheets 9 through 12. [Tag 0023] X-001

99. Change the total sheet count to 12.

Same comment applies to Sheets 2-12.

The Signing And Striping Plan, Temporary Traffic Signal Plan, Traffic Signal Modification Plan and Temporary Traffic Control Plan are to be attached as part of this off-site improvement plan. [Tag 0024] X-001

100. Add to the Abbreviation list those abbreviations highlighted by yellow marker. Otherwise, fully spell out ALL abbreviations. [Tag 0025] X-001

101. Enlarge the Sheet Index text. Too small. [Tag 0027] X-001

102. Delete the text:

OCEAN BLVD AT ALAMITOS AVE [Tag 0047] X-001

103. Center the text:

SIGNING AND STRIPING PLAN

within the sheet title block.

Change the text height and line weight to match that of the sheet titles for Sheets 1-8. [Tag 0048] X-001

104. Provide the sheet numbers:

9 OF 12

here. [Tag 0049] X-001

105. Provide the Public Works Drawing Number:

C-6245

here. [Tag 0050] X-001

Public Works Requirements

106. Delete the text:

OCEAN BLVD AT ALAMITOS AVE

STAGE 1

[Tag 0051] X-001

107. Center the text:

TEMPORARY TRAFFIC CONTROL PLAN

within the sheet title block. [Tag 0052] X-001

108. Provide the sheet numbers:

12 OF 12

here. [Tag 0053] X-001

109. Provide the Public Works Drawing Number

C-6245

here. [Tag 0054] X-001

110. Delete the text:

OCEAN BLVD AT ALAMITOS AVE [Tag 0055] X-001

111. Delete the text:

OCEAN BLVD AT ALAMITOS AVE

STAGE 1 [Tag 0056] X-001

112. Center the text:

TEMPORARY TRAFFIC SIGNAL PLAN

within the sheet title block. [Tag 0057] X-001

113. Provide the sheet numbers:

10 OF 12

here. [Tag 0058] X-001

114. Provide the Public Works drawing number:

C-6245

here. [Tag 0059] X-001

Public Works Requirements

115. Center the text:

TRAFFIC SIGNAL MODIFICATION PLAN

within the sheet title block. [Tag 0060] X-001

116. Provide the sheet numbers:

11 OF 12

here. [Tag 0061] X-001

117. Provide the Public Works drawing number:

C-6245

here. [Tag 0062] X-001

118. Provide a staging area for the proposed on-site and off-site improvements on this plan. [Tag 0150] X-001

119. Change the text:

DEPARTMENT OF BUILDING & SAFETY

to:

DEPARTMENT OF PUBLIC WORKS [Tag 0158] X-001

120. Change the text:

OCEAN BOULEVARD

to:

EAST OCEAN BOULEVARD

Same comment applies to the Temporary Traffic Control Plan, Temporary Traffic Signal Plan and Traffic Signal Modification Plan. [Tag 0237] X-001

121. Provide the name of the north-south alley as:

MARIETTA COURT

here.

Show and label the right-of-way lines that define the alley.

Label the right-of-way lines as R/W.

Same comment(s) apply to the Temporary Traffic Control Plan. [Tag 0238] X-001

Public Works Requirements

122. Provide the name of the north-south street as:

LIME AVENUE

Show and label the right-of-way lines that define Lime Avenue. Also show the curblines of the street.

Label the right-of-way lines as R/W.

Same comment(s) apply to the Temporary Traffic Control Plan. [Tag 0239] X-001

123. Provide the name of the east-west alley as:

BRONCE WAY

Show and label the right-of-way lines that define the alley.

Label the right-of-way lines as R/W.

Same comment(s) apply to the Temporary Traffic Control Plan. [Tag 0240] X-001

124. Change the text:

EXISTING CURB & GUTTER

to:

EXISTING PCC CURB AND GUTTER

Same comment applies to the Temporary Traffic Control Plan.

[Tag 0241] X-001

125. Is this existing or proposed PCC curb and gutter?

Same comment applies to the Temporary Traffic Control Plan. [Tag 0242] X-001

126. Is this an existing or proposed PCC driveway?

Same comment applies to the Temporary Traffic Control Plan. [Tag 0243] X-001

127. Show and label ALL right-of-way lines as R/W, including the right-of-way lines below the 34-foot elevation.

All right-of-way lines are to share the same linetype PHANTOM2 and line weight 80.

Same comment applies to the Temporary Traffic Control Plan, Temporary Traffic Signal Plan and Traffic Signal Modification Plan. [Tag 0244] X-001

Public Works Requirements

128. Show and label ALL property lines as P/L.

All property lines are to share the same linetype CONTINUOUS and line weight 80.

Same comment applies to the Temporary Traffic Control Plan, Temporary Traffic Signal Plan and Traffic Signal Modification Plan.

[Tag 0245] X-001

129. Show and label ALL street and alley centerlines as C/L.

All street and alley centerlines are to share the same linetype CENTER and line weight 40.

Same comment applies to the Temporary Traffic Control Plan, Temporary Traffic Signal Plan and Traffic Signal Modification Plan.

[Tag 0246] X-001

130. Change the text:

INTERIM PUBLIC WORKS IMPROVEMENT PLAN

SHORELINE TOWER 777 E. OCEAN BLVD.

SECTIONS, DETAILS, AND QUANTITIES

to:

CROSS-SECTIONS, DETAILS AND QUANTITIES

Change the text height and line weight of the text:

CROSS-SECTIONS, DETAILS AND QUANTITIES

to match that of the deleted text:

INTERIM PUBLIC IMPROVEMENT PLAN SHORELINE TOWER 777 E. OCEAN BLVD.

Center the text:

CROSS-SECTIONS, DETAILS AND QUANTITIES

within the sheet title block. [Tag 0028] X-002

Public Works Requirements

131. Change the text:

EX. WALK

to:

EX. PCC SIDEWALK [Tag 0029] X-002

132. I don't see the purpose of providing existing cross-section and interim cross-sections. Both existing and interim cross-sections are exactly the same. [Tag 0030] X-002

133. Show and label the street centerline for each of the cross-sections shown above. [Tag 0031] X-002

134. Where on plan view can these cross-sections be found? Provide the cross-sectional "cut" of the cross-sections on plan view. [Tag 0032] X-002

135. Change the text:

OCEAN BOULEVARD

to:

EAST OCEAN BOULEVARD [Tag 0036] X-002

136. Change the text:

OCEAN BOULEVARD

to

EAST OCEAN BOULEVARD [Tag 0037] X-002

137. See corrections/comments on Sheet 3. [Tag 0145] X-002

138. See corrections/comments on Sheet 4. [Tag 0146] X-002

139. See corrections/comments on Sheet 5. [Tag 0147] X-002

140. See corrections/comments on Sheet 6. [Tag 0148] X-002

141. See corrections/comments on Sheets 7 and 8. [Tag 0149] X-002

142. See Sheet 4 on comments regarding the street dimensions on Medio Street. [Tag 0154] X-002

143. Provide a tabulation of demolition and construction quantities on this sheet. [Tag 0157] X-002

144. What is the alley name?

Same comment applies to Sheets 6 and 7. [Tag 0033] X-003

145. What is the street name?

Same comment applies to Sheets 4, 5, 6, and 7. [Tag 0034] X-003

Public Works Requirements

146. What is the alley name?

Same comment applies to Sheets 3, 4, 6, and 7. [Tag 0035] X-003

147. Show and label ALL existing right-of-way lines, including those above and below elevation 34 foot.

ALL right-of-way lines are to share the same line type - PHANTOM2, and line weight - 80.

Same comments apply to Sheets 2, 4, 5, 6, 7 and 8 where right-of-way lines are present.

[Tag 0038] X-003

148. What is this line that is highlighted by yellow marker? It is not a right-of-way line. [Tag 0039] X-003

149. Delete the text:

INTERIM PUBLIC IMPROVEMENT PLAN

SHORELINE TOWER 777 E. OCEAN BLVD. [Tag 0040] X-003

150. Change the text height and line weight of the text:

DEMOLITION PLAN

to match that of the deleted text

INTERIM PUBLIC IMPROVEMENT PLAN SHORELINE TOWER 777 E. OCEAN BLVD.

Center the text:

DEMOLITION PLAN

within the sheet title block. [Tag 0041] X-003

151. Label all street centerlines. [Tag 0088] X-003

152. Label all alley centerlines. [Tag 0089] X-003

153. Provide for the demolition of the portion of the Marietta Court that is constructed of AC. [Tag 0097] X-003

154. Extend the area of PCC demolition of the Marietta Court alley intersection up to the right-of-way line.

Provide a separate demolition callout for the existing AC and PCC pavements that make up the Marietta Court alley intersection. [Tag 0098] X-003



Public Works Requirements

155. Change all the text on this sheet:

EX. WALK

to:

EX PCC SIDEWALK

[Tag 0099] X-003

156. Change the text:

EX. RAMP

to:

EX. PCC CURB RAMP [Tag 0100] X-003

157. What is the disposition of the existing survey monument? [Tag 0101] X-003

158. What is the disposition of the existing survey monuments at these two locations? [Tag 0102] X-003

159. Add these symbols to the Symbol Legend on Sheet 1. [Tag 0103] X-003

160. Add these symbols to the Symbol Legend on Sheet 1. [Tag 0104] X-003

161. Add these symbols to the Symbol Legend on Sheet 1. [Tag 0105] X-003

162. Add these symbols to the Symbol Legend on Sheet 1. [Tag 0106] X-003

163. Change the text:

EX. PULL BOX

to:

EX TS PULL BOX [Tag 0107] X-003

164. There is a traffic signal pull box here. [Tag 0108] X-003

165. There is a tree well and street tree here. [Tag 0109] X-003

166. Change the text:

EX. PULL BOX

to:

EX. COMMUNICATION PULL BOX [Tag 0110] X-003

167. This is not a traffic signal pull box. It is a street light pull box.

Provide a separate demolition callout. [Tag 0111] X-003

168. Add this symbol to the Symbol Legend on Sheet 1. [Tag 0112] X-003

Public Works Requirements

169. Change the text:

EX. CB

to:

EX. LACFCD CB

Add the abbreviation LACFCD and its definition LOS ANGELES COUNTY FLOOD CONTROL DISTRICT to the Abbreviations list on Sheet 1. [Tag 0113] X-003

170. Change the text:

EX. PULL BOX:

to:

EX. SL PULL BOX.

[Tag 0114] X-003

171. Label all lot lines as LL.

Same comment applies to Sheets 4, 5, 6, 7, and 8.

Add the abbreviation and its definition to the Abbreviations list on Sheet 1. [Tag 0115] X-003

172. Where on this sheet can Demolition Callout 4 and its hatch mark be found?

Delete all unused demolition callouts and hatch marks that are unused. [Tag 0116] X-003

173. Where on this sheet can Demolition Callout 9 be found?

Delete all unused demolition callouts. [Tag 0117] X-003

174. Change the text:

REMOVE EXISTING CURB AND GUTTER

to:

REMOVE EXISTING PCC CURB [Tag 0118] X-003

175. Reference the appropriate plan sheet where the relocated street light pole is to be found.  
[Tag 0119] X-003

176. Reference the appropriate plan sheet where the relocated traffic signal pole can be found.  
[Tag 0120] X-003

Public Works Requirements

177. Change the text:

REMOVE AC PAVEMENT

to:

REMOVE 1-FOOT-WIDE, FULL-DEPTH AC PAVEMENT FOR SLOT PAVING. [Tag 0121]  
X-003

178. Reference the appropriate plan sheet(s) where the relocated items can be found. [Tag 0122]  
X-003

179. What is the disposition of the existing Mexican Fan Palm? [Tag 0132] X-003

180. Change the text:

INTERIM PUBLIC IMPROVEMENT PLAN

SHORELINE TOWER 777 E. OCEAN BLVD.

MEDIO STREET W/O BRONCE E/O ALAMITOS

to:

MEDIO STREET CONSTRUCTION PLAN

Change the text height and line weight of the text:

MEDIO STREET CONSTRUCTION PLAN

to match that of the deleted text:

INTERIM PUBLIC IMPROVEMENT PLAN SHORELINE TOWER 777 E. OCEAN BLVD.

Center the text:

MEDIO STREET CONSTRUCTION PLAN

within the sheet title block. [Tag 0042] X-004

181. In addition to existing top of curb and proposed top of curb provide existing flowline and proposed flowline profile.

No need to provide slopes for top of curb. Instead, provide ALL slopes between grade breaks on proposed flowline profile. [Tag 0063] X-004

182. Left curb?

Should be north curb. [Tag 0065] X-004

Public Works Requirements

183. Provide the street name. [Tag 0066] X-004

184. Provide the correct alley name. [Tag 0067] X-004

185. What is the street name?

Same comment applies to Sheets 5 and 6. [Tag 0068] X-004

186. Label all street centerlines.

The line weight of street centerlines is to be 40. [Tag 0070] X-004

187. What is this line that is highlighted by yellow marker? It is not a right-of-way line. [Tag 0071] X-004

188. Identify the parkway planters on all sheets where they appear.

How is the contractor to know just from where to where he is to construct the parkway planters? Locate the boundaries of the planters by street centerline stationing or by dimension.

Provide a landscaping and irrigation plan. Landscaping and irrigation plans are to be integrated into the off-site improvement plan and not submitted separately.

Are there existing irrigation lines in the planters? If not, who is to provide the water to maintain the plants? Typically, it is the developer who provides the water for the landscaping along the perimeter of his development but this is different. The apartments where the landscaping is proposed are not part of the Shoreline Gateway East Tower development. [Tag 0090] X-004

189. What is the size of the proposed tree well? [Tag 0091] X-004

190. What is this? [Tag 0092] X-004

191. What are the elevations of the contour lines. Where are the rest of the contours? They just end here at the street centerline? [Tag 0093] X-004

192. Change text:

EX. CURB

to:

EX. PCC CURB

Same comment applies to Sheets 5 and 6.

[Tag 0094] X-004

Public Works Requirements

193. Change text:

EX. CURB AND GUTTER

to:

EX. PCC CURB AND GUTTER

Same comment applies to Sheets 5 and 6. [Tag 0095] X-004

194. Replace the text:

PROP. CURB AND GUTTER

with Construction Callout 1. [Tag 0096] X-004

195. Change the text:

PROP. 18" SD

to:

PROP. 18" RCP SD

Same comment applies to Sheets 5 and 6.

Reference the appropriate plan sheet(s) where the proposed storm drain line improvements can be found. [Tag 0123] X-004

196. Reference the appropriate plan sheet(s) where the proposed sewer line improvements can be found. [Tag 0124] X-004

197. Change the text:

MEDIO

to:

MEDIO ST [Tag 0125] X-004

198. Change the text:

MARIETTA

to:

MARIETTA ST [Tag 0126] X-004

Public Works Requirements

199. Change the text:

CONSTRUCT 6" CURB AND 18" GUTTER PER COLB STD. 116 AND SPPWC STD. 120-1, A2-150(6).

to:

CONSTRUCT PCC CURB AND GUTTER PER CLB STD. PLAN NO. 116 AND SPPWC STD. PLAN NO. 120-1, TYPE A2-150(6), W=18". [Tag 0127] X-004

200. Change the text:

REPLACE EXISTIG SIDEWALK IN KIND. CONSTRUCT 3-1/2" PCC SIDEWALK PER SPPWC STD. PLAN NO. 112-1.

to:

CONSTRUCT 3" PCC SIDEWALK PER SPPWC STD. PLAN NO. 112-1, MAX. 2% CROSS-SLOPE. [Tag 0128] X-004

201. Change the text:

CONSTRUCT FULL-DEPTH AC PER CITY OF LONG BEACH STD. 107.

to:

CONSTRUCT FULL-DEPTH AC SLOT PAVEMENT PER CLB STD. PLAN NO. 116. [Tag 0129] X-004

202. Change the text:

CONSTRUCT CURB RAMP PER CITY OF LONG BEACH STD. 122, CASE A - TYPE 1.

to:

CONSTRUCT PCC CURB RAMP PER CLB STD. PLAN NO. 122, CASE A, TYPE ?, WITH YELLOW TRUNCATED DOME MAT.

CLB Std. Plan No. 122, Case A, Type 1 is for construction in mid-block locations. Provide the appropriate curb ramp type for construction at intersection corners. Define the question mark, ? after TYPE text above. [Tag 0130] X-004

203. Change the text:

CONSTRUCT ALLEY INTERSECTION PER CITY OF LONG BEACH STD. 106.

to:

CONSTRUCT PCC ALLEY INTERSECTION PER CLB STD. PLAN NO. 106. [Tag 0131] X-004

204. How were these slope percentage determined? [Tag 0133] X-004

Public Works Requirements

205. Change the text:

DWY

to:

ALLEY [Tag 0151] X-004

206. These numbers are not correct. The existing roadway width, curblineline to curblineline is 50 feet.  
[Tag 0152] X-004

207. PCC gutter ends here? [Tag 0153] X-004

208. Change the text:

INTERIM PUBLIC IMPROVEMENT PLAN

SHORELINE TOWER 777 E. OCEAN BLVD.

DOMESTIC WATER PLAN

to:

DOMESTIC WATER CONSTRUCTION PLAN

Change the text height and line weight of the text:

DOMESTIC WATER CONSTRUCTION PLAN

to match that of the deleted text:

INTERIM PUBLIC IMPROVEMENT PLAN SHORELINE TOWER 777 E. OCEAN BLVD.

Center the text:

DOMESTIC WATER PLAN

within the sheet title block. [Tag 0043] X-005

209. Provide a copy of the approved domestic water improvement plan from the Long Beach Water Department.

A Public Works excavation permit is required for the installation of utility lines within the public right-of-way. [Tag 0135] X-005

Public Works Requirements

210. Change the text:

INTERIM PUBLIC IMPROVEMENT PLAN  
SHORELINE TOWER 777 E. OCEAN BLVD.  
PUBLIC SEWER PLAN & PROFILE

to:

SEWER PLAN & PROFILE

Change the text height and line weight of the text:

SEWER PLAN & PROFILE

to match that of the deleted text:

INTERIM PUBLIC IMPROVEMENT PLAN SHORELINE TOWER 777 E. OCEAN BLVD.

Center the text:

SEWER PLAN & PROFILE

within the sheet title block. [Tag 0044] X-006

211. Provide a copy of the approved sewer improvement plan from the Long Beach Water Department.

A Public Works excavation permit is required for the installation of utility lines within the public right-of-way. [Tag 0136] X-006



Public Works Requirements

212. Change the text:

INTERIM PUBLIC IMPROVEMENT PLAN  
SHORELINE TOWER 777 E. OCEAN BLVD.  
PUBLIC STORM DRAIN PLAN & PROFILE

to:

STORM DRAIN PLAN & PROFILE

Change the text height and line weight of the text:

STORM DRAIN PLAN & PROFILE

to match that of the deleted text:

INTERIM PUBLIC IMPROVEMENT PLAN SHORELINE TOWER 777 E. OCEAN BLVD.

Center the text:

STORM DRAIN PLAN & PROFILE

within the sheet title block. [Tag 0045] X-007

213. Manholes are required at the beginning or end of curves for maintenance. Provide for the manholes at these locations. [Tag 0134] X-007

214. Provide a copy of the approved plan for the proposed gas line improvements within the public right-of-way from the Long Beach Gas & Oil Department.

A Public Works excavation permit is required for the installation of utility lines within the public right-of-way. [Tag 0139] X-007

215. Where on this sheet can Construction Callouts 33 and 34 be found? Delete all unused construction callouts. [Tag 0140] X-007

216. Where on this sheet can C1 and C2 be found? [Tag 0141] X-007

217. What is the bedding class?

What is load factor? [Tag 0142] X-007

218. Show and label the hydraulic grade line on profile. [Tag 0143] X-007

Public Works Requirements

219. Sheets 7 through 8 consists of a proposed storm drain plan against a background of street improvements that are to be designed during Phase 2?

Why not just provide the storm drain improvements with the existing street improvements like the rest of the plan? Confusing. [Tag 0155] X-007

220. Change the text:

INTERIM PUBLIC IMPROVEMENT PLAN  
SHORELINE TOWER 777 E. OCEAN BLVD.  
PUBLIC STORM DRAIN PLAN & PROFILE

to:

STORM DRAIN PLAN & PROFILE

Change the text height and line weight of the text:

STORM DRAIN PLAN & PROFILE

to match that of the deleted text:

INTERIM PUBLIC IMPROVEMENT PLAN SHORELINE TOWER 777 E. OCEAN BLVD.

Center the text:

STORM DRAIN PLAN & PROFILE

within the sheet title block. [Tag 0046] X-008

221. Where on this sheet can Construction Callouts 30, 31 and 32 be found? Delete all unused construction callouts. [Tag 0144] X-008

222. The scale of this drawing is not 20. [Tag 0156] X-008

**Traffic Dept.**

Requirements

1. Post no pedestrian crossing for northerly and westerly crosswalks connecting to the northwest corner. [Tag 0073] X-001
2. Post R11-2 sign here [Tag 0074] X-001
3. Provide detour plan for Lime Avenue's traffic due to Medio Street closure. [Tag 0075] X-001

Requirements

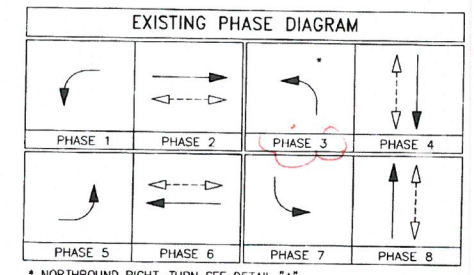
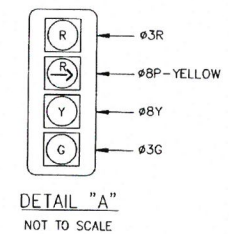
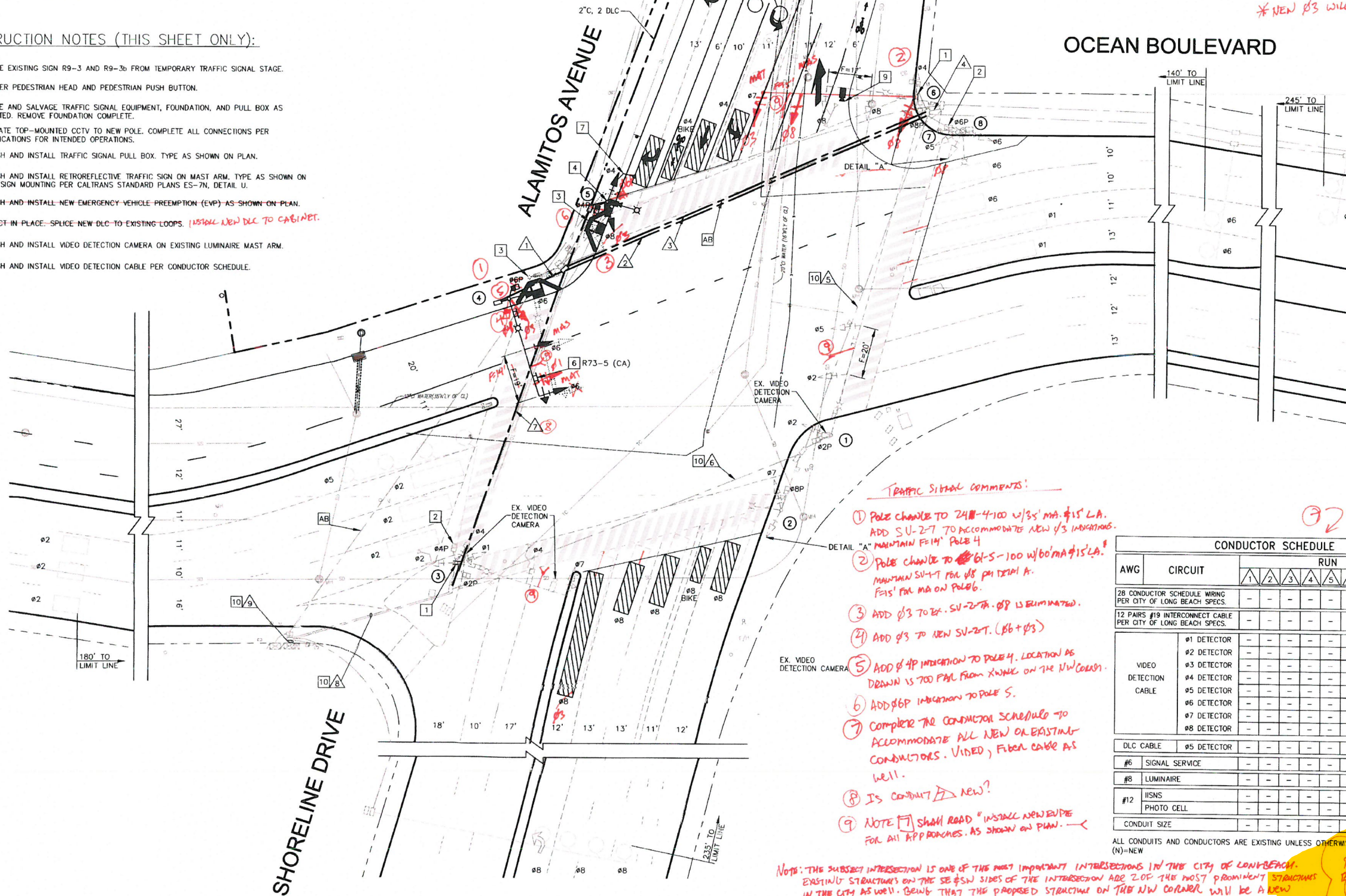
4. Southbound Alamitos Avenue is one lane north of 1st Street. Develop striping for continuing one lane, so eliminate the merge. [Tag 0076] X-001
5. Post R9-11(L) at signalized intersection of Alamitos/1st to notify the sidewalk closed ahead. [Tag 0077] X-001
6. Show notes for removal of conflicting striping, notes for existing striping to remain. [Tag 0078] X-001
7. Show all existing curb ramps for all corners  
[Tag 0079] X-001
8. Show all existing striping and pavement markings (left turn arrows) [Tag 0080] X-001
9. Line up this crosswalk to align with existing curb ramp. The right end of crosswalk should parallel with existing crosswalk. It's not desirable to have 2 crosswalk at a corner too far apart, it's unsafe for right turn traffic potentially will not see the pedestrians crossing. The same applies for northwest corner [Tag 0081] X-001
10. Line up westerly crosswalk to be protected by raised island and it should be the same as existing crosswalk [Tag 0082] X-001
11. Show dimension of existing lane and all existing striping and pavement markings for all approaches [Tag 0083] X-001
12. Missing lane line extension thru intersection for dual-left westbound turn lanes [Tag 0084] X-001
13. What is this line for? there is no bike lane here. It's 3 eastbound lane without parking here. [Tag 0085] X-001
14. Show loop detectors for southbound for vehicles and bicycles. [Tag 0086] X-001
15. Coordinate with Paul Van Dyk at (562) 570-6675 for Alamitos Avenue Road Diet striping to make sure it's all matched with the two proposed striping projects. [Tag 0087] X-001

POLE SCHEDULE													
POLE DATA			SIGNAL		L.E.D. LUMINAIRE		SIGNAL MOUNTINGS			PPB		LED TYPE "A" IISNS (DOUBLE FACE)**	REMARKS
NO.	TYPE	HEIGHT	M.A.	M.A.	WATTS(EQ)	VEHICULAR	M.A.	PEDESTRIAN	PHASE	QUAD			
1	26-4-129	30'	45'	12'	250	SV-1-T	2-MAS	SP-1-CS	Ø8	W		SHORELINE DR ALAMITOS AV	
2	TYPE 15	30'	-	12'	183	SV-2-T	-	SP-1-CS	Ø2	S			
3	26-4-129	30'	45'	12'	183	SV-2-TA SV-1-T	2-MAS	SP-2-CS	Ø4	S W		OCEAN BL.	
(N) 4	26-4-100	30'	40'	12'	250	SV-2-T	2-MAS	SP-1-CS	Ø4	E		ALAMITOS AV SHORELINE DR	
(N) 5	TYPE 15	30'	-	12'	250	SV-2-TA	-	SP-1-CS	Ø6	S			4
6	24-3-70	30'	35'	12'	183	SV-1-T	2-MAS	SP-1-CS	Ø6	N		OCEAN BL.	
7	PPB	3'-10"	-	-	-	-	-	-	Ø8	W			
8	15	30'	-	12'	183	SV-3-T	-	SP-1-CS	-	-			

ALL EQUIPMENT IS EXISTING UNLESS OTHERWISE NOTED: (N) = NEW

CONSTRUCTION NOTES (THIS SHEET ONLY):

- 1 REMOVE EXISTING SIGN R9-3 AND R9-3b FROM TEMPORARY TRAFFIC SIGNAL STAGE.
- 2 UNCOVER PEDESTRIAN HEAD AND PEDESTRIAN PUSH BUTTON.
- 3 REMOVE AND SALVAGE TRAFFIC SIGNAL EQUIPMENT, FOUNDATION, AND PULL BOX AS INDICATED. REMOVE FOUNDATION COMPLETE.
- 4 RELOCATE TOP-MOUNTED CCTV TO NEW POLE. COMPLETE ALL CONNECTIONS PER SPECIFICATIONS FOR INTENDED OPERATIONS.
- 5 FURNISH AND INSTALL TRAFFIC SIGNAL PULL BOX. TYPE AS SHOWN ON PLAN.
- 6 FURNISH AND INSTALL RETROREFLECTIVE TRAFFIC SIGN ON MAST ARM. TYPE AS SHOWN ON PLAN. SIGN MOUNTING PER CALTRANS STANDARD PLANS ES-7N, DETAIL U.
- 7 FURNISH AND INSTALL NEW EMERGENCY VEHICLE PREEMPTION (EVP) AS SHOWN ON PLAN.
- 8 PROTECT-IN PLACE. SPLICE NEW DLC TO EXISTING LOOPS. *INSTALL NEW DLC TO CABINET.*
- 9 FURNISH AND INSTALL VIDEO DETECTION CAMERA ON EXISTING LUMINAIRE MAST ARM.
- 10 FURNISH AND INSTALL VIDEO DETECTION CABLE PER CONDUCTOR SCHEDULE.



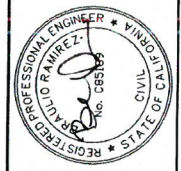
- TRAFFIC SIGNAL COMMENTS:
- 1 POLE CHANGE TO 24-4-100 w/35' MA. Ø15' L.A. ADD S.U.-2-7 TO ACCOMMODATE NEW Ø3 INDICATIONS. MAINTAIN SU-T FOR Ø8 PHASE 4. FAIS' FOR MA ON POLE 6.
  - 2 POLE CHANGE TO 61-5-100 w/60' MA Ø15' L.A. MAINTAIN SU-T FOR Ø8 PHASE 4. FAIS' FOR MA ON POLE 6.
  - 3 ADD Ø3 TO EX. SV-2-TA. Ø8 IS ELIMINATED.
  - 4 ADD Ø3 TO NEW SV-2-T. (Ø6 + Ø3)
  - 5 ADD Ø4P INDICATION TO POLE 4. LOCATION AS DRAWN IS 700 P.M.F. FROM X-WALK ON THE NW CORNER.
  - 6 ADD Ø6P INDICATION TO POLE 5.
  - 7 COMPLETE THE CONDUCTOR SCHEDULE TO ACCOMMODATE ALL NEW OR EXISTING CONDUCTORS. VIDEO, FIBER CABLE AS WELL.
  - 8 IS CONDUIT NEW?
  - 9 NOTE [ ] SHALL ROAD \*INSTALL NEW PIPE FOR ALL APPROACHES. AS SHOWN ON PLAN.

NOTE: THIS SUBJECT INTERSECTION IS ONE OF THE MOST IMPORTANT INTERSECTIONS IN THE CITY OF LONG BEACH. EXISTING STRUCTURES ON THE SE & SW SIDES OF THE INTERSECTION ARE 2 OF THE MOST PROMINENT STRUCTURES IN THE CITY AS WELL. BEING THAT THE PROPOSED STRUCTURE ON THE NW CORNER WILL BE A NEW PROMINENT STRUCTURE, MODERN W/ ALL IMPLICATIONS OF A MODERN STRUCTURE, IT IS IMPORTANT THAT THE TRAFFIC SIGNAL AT THE PROMINENT LOCATION INCLUDE MODERN TECHNOLOGY AS WELL. FULL 8-PHASE OPERATIONS W/ EVP, VIDEO DETECTION ETC. SEND PRE-SUBMIT PER COMMENTS.

CONDUCTOR SCHEDULE										
AWG	CIRCUIT	RUN								
		1	2	3	4	5	6	7	8	9
28 CONDUCTOR SCHEDULE WIRING PER CITY OF LONG BEACH SPECS.										
12 PAIRS #19 INTERCONNECT CABLE PER CITY OF LONG BEACH SPECS.										
VIDEO DETECTION CABLE	Ø1 DETECTOR	-	-	-	-	-	-	-	-	-
	Ø2 DETECTOR	-	-	-	-	-	-	-	-	-
	Ø3 DETECTOR	-	-	-	-	-	-	-	-	-
	Ø4 DETECTOR	-	-	-	-	-	-	-	-	-
	Ø5 DETECTOR	-	-	-	-	-	-	-	-	-
	Ø6 DETECTOR	-	-	-	-	-	-	-	-	-
	Ø7 DETECTOR	-	-	-	-	-	-	-	-	-
	Ø8 DETECTOR	-	-	-	-	-	-	-	-	-
DLC CABLE	Ø5 DETECTOR	-	-	-	-	-	-	-	-	-
#6	SIGNAL SERVICE	-	-	-	-	-	-	-	-	-
#8	LUMINAIRE	-	-	-	-	-	-	-	-	-
#12	IISNS PHOTO CELL	-	-	-	-	-	-	-	-	-
CONDUIT SIZE		-	-	-	-	-	-	-	-	-

ALL CONDUITS AND CONDUCTORS ARE EXISTING UNLESS OTHERWISE NOTED. (N)=NEW

NOT FOR CONSTRUCTION



TRAFFIC SIGNAL MODIFICATION PLAN  
OCEAN BLVD AT ALAMITOS AVE



NO. R-	
JOB NO.	
SHEET	X
DRAWING NO.	X-XXXX

SCALE: 1"=20'  
FN: DATE: 08/10/15

Plan checked by: Paul R. Ramirez  
08/23/18