

CONDITIONS OF APPROVAL
712 Baker Street (Integral Communities/Oil Operators site)
Application No. 2003-24
(SPR20-007, VTTM20-002, ZCHG20-002, DA20-001, LLA21-005, GPC21-003)
August 18, 2022

Special Conditions:

1. The following entitlements are approved for this project:
 - a. Site Plan Review for a Planned Unit Development of 226 dwelling units, consisting of 74 two-story detached single-family homes on small condominium lots, 99 attached two-story row townhouses, and 53 three-story carriage townhouses, located on 15.53 acres of a 20.4-acre development site, with a community center, pool, and recreation area for residents, and a 4.81-acre park to be developed on the remainder of the site, which will be open to the public in the same manner as a City park.
 - b. Vesting Tentative Tract Map No. 82712 to create one master ground lot, 226 individual airspace lots (one airspace lot for each residential unit).
 - c. Zone Change to change the zoning of the subject site from CS (Commercial Storage) and R-1-N (Single-family Residential, standard lot) to RP-15 (Planned Unit Development, 15 du/ac maximum density). The H (Horse) overlay district on the eastern portion of the subject site shall remain unchanged.
 - d. The above-listed entitlements are approved concurrently with the Planned Unit Development, as required by Section 21.31.320 of the Zoning Regulations.
 - e. A Development Agreement between the Permittee and the City, subject to approval by the City Council and subject to execution by the City Manager and Permittee.
 - f. General Plan Conformity Certification to find the following street vacations are consistent with the General Plan:
 - 1) Vacation of the portion of Baker Street between the western edge of Golden Avenue and the eastern edge of APN 7203-001-900, and
 - 2) Vacation of unused right-of-way along Wardlow Road adjacent to the project site, with a slope easement reserved to the City to the satisfaction of the Director of Public Works.
2. A development standards waiver per California Government Code Section 65915 is hereby acknowledged, with the waiver to consist of a building height limit of three (3) stories allowed, instead of two (2) stories as specified in the Land Use Element Map of the General Plan. To obtain this waiver, the Permittee shall provide the affordable housing component required by California Government Code Section 65915. For this project, the Permittee has proposed to provide five percent (5%) of the total number of dwelling units (12 of 226 units) in the Very Low Income category. The affordability of these units shall be guaranteed as required by Cal. Gov't Code Subsection 65915, to the satisfaction of the Director of Development Services, including but not limited to recordation of a deed restriction for each affordable unit for a minimum of 55 years. The affordable housing units shall be evenly distributed throughout the site plan and among the unit types of the residential development.

3. The project shall be developed in substantial conformance with the plans reviewed by the Planning Commission on August 18, 2022, except as amended herein. Each project component shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design. Minor changes to the approved project design consistent with the project approval shall require, at a minimum, an additional review by Planning staff for Substantial Conformance to the approved plan set, or review by the Director of Development Services for the approval of minor modifications. Significant alterations (as defined in Section 21.21.405) shall require additional review by the Planning Commission.
4. The Development Agreement shall be subject to an annual review by the Planning Commission as required by Section 21.29.070 of the Zoning Regulations. The Permittee shall pay fees for each annual review per the fee resolution adopted by the City Council.
5. The Permittee shall comply with the phasing and permitting milestones set forth in the Development Agreement, which include the below. The Director of Development Services is authorized to withhold demolition, grading, and building permits (including but not limited to subtrade permits) to enforce this requirement.
 - a. Park grading shall commence concurrently with the grading of the residential development.
 - b. Following issuance of the first building permit, the required traffic signal and right-of-way reconfigurations at the project driveway on Wardlow Road shall be installed and operational prior to the issuance of the first certificate of occupancy for the project.
 - c. Completion of park infrastructure at or prior to the completion of the installation of infrastructure for the other portions of the project;
 - d. Park shall be roughly 50% complete on or before issuance of the 45th residential building permit; and
 - e. Park shall be completed and approved by the Director of Parks, Recreation, and Marine no later than the issuance of the 90th residential building permit.
6. Architecture, design, and materials of the project as a whole shall comply with the following:
 - a. No rough-finish stucco is permitted, and all stucco finish shall be the finest sand finish that does not require hand application. Hand application stucco is encouraged and preferred on enhanced elevations and on community buildings.
 - b. All windows shall consist of high-quality materials. White vinyl windows shall be prohibited, and for vinyl windows, frame color shall complement the design of each building. Windows and doors should have an inset of at least 3 inches into the building wall to create sufficient shadow reading on elevations.
 - c. No low-quality or inauthentic architectural detail elements are permitted. Details shall be high-quality materials and shall be consistent with the tradition of the selected architectural styles (Spanish Colonial, Italian, and Santa Barbara).
 - d. Roofing materials shall consist of lifetime warranty tiles. Tiles shall be fully color-impregnated products, and painted or otherwise color-finished roof tiles shall be prohibited. All roofing underlayment and membrane shall be rated for the same or greater lifetime as the roofing tiles.

7. The Permittee shall submit a traffic management plan to the City Traffic Engineer, and said plan shall be revised to the satisfaction of the City Traffic Engineer and the Director of Development Services to specifically address roadway safety for all traffic entering or passing through the intersection of the project driveway at Wardlow Road before the required traffic signal and right-of-way reconfigurations are completed. No building permit shall be issued and no work shall commence on the project site until this plan is approved by the City Traffic Engineer, and all traffic to and from the project site shall be subject to this traffic management plan until the traffic signal and right-of-way reconfigurations are completed and accepted by the Director of Public Works.
8. The Permittee shall reserve a maintenance access easement over the vacated segment of Baker Street for the City of Long Beach and County of Los Angeles to the satisfaction of the Directors of Public Works for both agencies. This easement shall be recorded prior to or in conjunction with recordation of the vacation of Baker Street.
9. The vacated segment of Baker Street that is not improved as a project access drive and walkway shall be improved as a pedestrian path and finished with decomposed granite (DG) or a functional equivalent, and shall be closed to vehicular access using bollards or gates. Access shall be provided to the City of Long Beach and County of Los Angeles per the required access easement agreement.
10. At least one broad-canopy leafy shade tree per dwelling unit shall be provided on the residential development site, in addition to the landscaping requirements of Chapter 21.42 of the Zoning Regulations. These trees shall be provided primarily in the front yard of each unit; for units and buildings with no front yard landscaping area, that tree may be placed elsewhere on the residential development portion of the project site, but the required total of one tree per dwelling unit shall be provided cumulatively across the residential development portion of the project site. The trees required by this condition of approval shall be of at least twenty-four-inch (24") box size, or functionally equivalent gallon container size, with a minimum tree height of six feet. If a smaller-than-equivalent gallon container size is selected, one additional tree shall be provided for every two required trees of 24" box size.
11. The project shall achieve a cumulative project-wide rating of LEED Certified. The project shall be registered with the USGBC to obtain the required LEED certification, or the project may be certified by a third party as meeting the intent of LEED at the Certified level in lieu of registration with the USGBC. Verification that the project will achieve the required LEED Certified rating shall be provided to the satisfaction of the Director of Development Services prior to building permit issuance or as otherwise ordered by the Director.
12. The Permittee shall provide the following in accordance with the Green Building Standards of Section 21.45.400 of the Zoning Regulations:
 - a. Canopy trees shall provide shade coverage, after five (5) years of growth, of forty percent (40%) of the total area dedicated to parking stalls and associated vehicular circulation, or paving materials with a solar reflectance index of at least twenty-nine (29) shall be used on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated vehicular circulation;
 - b. Bicycle parking shall be provided at a minimum of one (1) space for every five (5) residential units, one (1) space for each five thousand (5,000) square feet of commercial building area, one (1) space for each seven thousand five hundred (7,500) square feet of retail building area and one (1) space for each ten thousand

(10,000) square feet of industrial building area. Fractions shall be rounded up to whole numbers;

- c. Roofs shall be designed to be solar-ready subject to all applicable state and local construction codes and provide conduit from the electrical panel to the roof; and
- d. A designated area for the collection of recyclables and organics refuse shall be provided adjacent to the area for the collection of waste.

13. The Permittee shall provide for perimeter and on-site fencing as follows.

- a. An eight-foot-tall (8'-0") CMU block wall on the western property line from the Wardlow Road right-of-way at the south to the Caltrans right-of-way at the north, except as follows:
 - 1) Fence within the required thirty-foot (30') front setback from Wardlow Rd. shall be limited to 3'-0" tall, and
 - 2) 8-foot-tall wrought iron or tubular steel gates and fence sections may be as needed at access points.
- b. All CMU walls shall be 1) plastered, 2) split-face, 3) slump-stone; or 4) otherwise incorporate block patterns using physical relief. The wall shall use colored CMU, slump-stone, or plaster to complement the project design, with no gray or painted CMU or slump-stone permitted.
- c. An 8'-0" tall chain link, wrought iron, or tubular steel fence on the northern property line from the western property line CMU wall to the northwest corner of the City's Baker Street Park. The purpose of this requirement is to maintain visibility onto the Caltrans embankment for the San Diego Freeway, to avoid creating a hidden space on the freeway embankment between the northern property line and the freeway.
- d. A CMU block wall 6'-6" tall on the vacated portion of Baker Street west of Golden Avenue. Existing wooden and chain link fences on this segment shall be removed.
- e. A CMU wall or wrought iron or tubular steel fence on Golden Avenue south of Baker Street to Wardlow Road with a maximum height of 6'-6" tall. Existing wooden and chain link fences on this segment shall be removed.
- f. Interior fences between units, and between the units and private roads and drives within the development, shall consist of CMU to the greatest extent feasible. Vinyl fencing may be used where CMU is not feasible. Wood and chain-link fencing on the interior of the residential development shall be prohibited. Interior fences shall be limited to 3'-0" tall in unit front yards, and 6'-6" tall in other unit yard areas.
- g. The exterior side(s) of all CMU block walls shall be planted with self-attaching climbing vines, planted not more than four feet (4') on center, with permanent irrigation provided, to the greatest extent feasible.
- h. All forms of barbed wire and razor wire shall be prohibited on the site.

14. All exterior lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures. Any light trespass onto another property, parcel, land use, or the public right-of-way is strictly prohibited. Any

- street lights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits.
15. All residential trash receptacles, including receptacles for recycling and for organics, shall be stored in the designated trash areas shown on approved plans. The intent of this condition is that trash receptacles shall be stored within each dwelling's garage or inside of a fenced yard area, concealed from view within the residential development.
 16. All bicycle racks on-site and in off-site improvements shall conform to the guidance in "Essentials of Bike Parking" by the Association of Pedestrian and Bicycle Professionals.
 17. All exterior on-site newsstands and racks (including free publications, classifieds, etc.), vending machines, donation bins, and publicly-accessible telephones shall be prohibited, and any existing ones shall be removed.
 18. The private streets within the development shall be named in accordance with the requirements of the Building and Safety Bureau, to the satisfaction of the Director of Development Services. If possible, street names conforming to the existing public street pattern shall be used. Alternatively, the private streets shall be named for local or regional geographic or natural features, or Southern California native plants or wildlife. The streets shall not be named for persons living or dead, nor using generic nature-related terms.
 19. Any trees removed or replaced on the development site shall be replaced at a ratio of no less than two-to-one (2:1) to the greatest extent feasible.
 20. Street trees shall be provided on Wardlow Road, Golden Avenue, and Baker Street adjacent to the project site at a spacing of not more than 25 feet on-center. Street trees shall be of a species approved by the Department of Public Works and shall match existing street tree species on each street as appropriate. Street trees shall be installed under a right-of-way permit from the Department of Public Works.
 21. The Permittee shall provide for full sidewalk, parkway, curb and gutter improvements on the following street segments, listed below, to the standards required by Chapter 21.47 of the Zoning Regulations, unless superseded or modified herein by requirements or conditions of approval from the Department of Public Works. This condition may be modified as necessary by the Director of Public Works to ensure feasibility of the requirements of this condition, provided that the intent of this condition is met.
 - a. On the north side of Wardlow Road from the eastern side of the Wardlow Road Bridge over the Los Angeles River to the southeastern corner of the Wrigley Heights Dog Park, including a code-compliant pedestrian and ADA connection to Golden Avenue;
 - b. On the west side of Golden Avenue from Baker Street to the southeastern corner of the Wrigley Heights Dog Park, and
 - c. On the north side of Baker Street adjacent to the City's Baker Street Park.
 22. The Permittee shall provide for safe and efficient bicycle and pedestrian access from the residential development to Wardlow Road to the satisfaction of the Director of Development Services.
 23. The Permittee shall incorporate decorative pavers within the residential development to connect sidewalks and create continuous pedestrian paths across the private streets and drives. These paths shall meet the accessibility requirements of the Americans with Disabilities Act, as administered by the Building Official. Plans shall be revised to

incorporate this requirement prior to building permit issuance, to the satisfaction of the Director of Development Services. These decorative pavers shall be maintained in good condition in perpetuity by the Homeowners' Association.

24. The Permittee shall construct and improve a park on the northern approximately 4.81 acres of the project site. This park shall be improved and programmed to the satisfaction of the Director of Parks, Recreation, and Marine, and shall include, without limitation, the following features:
 - a. A shade structure over the proposed "tot lot" playground.
 - b. All applicable landscaping requirements specified in Chapter 21.42 as minimum standards.
 - c. This park shall be developed and maintained in such a way as to appear to be a seamless extension of the City's Baker Street Park, which abuts this site to the east.
25. The Permittee shall provide for the construction of the following improvements to the City's Baker Street Park to the satisfaction of the Director of Parks, Recreation, and Marine:
 - a. A self-cleaning public restroom, developed and installed to specifications provided by the Director of Parks, Recreation, and Marine. This may include installation of a prefabricated restroom unit, or prefabricated building modules as part of a building constructed *in situ*, if approved by the Director of Parks, Recreation, and Marine, provided that the restroom shall be a permanent structure attached to a permanent foundation and shall be approved by the Building Official; and
 - b. A shade structure over the existing playground, to specifications provided by the Director of Parks, Recreation, and Marine.
26. The Permittee shall provide for the following improvements to the City's Wrigley Heights Dog Park to the satisfaction of the Director of Parks, Recreation, and Marine:
 - a. Benches, trash cans, signs, drinking fountains, and message boards in the type and number to be specified by the Director of Parks, Recreation, and Marine.
 - b. Replacement of the fence line adjacent to the residential development, and addition of access gate(s) between the dog park and residential development, using fence and gate type(s) and installation specifications to be provided by the Director of Parks, Recreation, and Marine.
 - c. Installation of a fence within the park to provide separate recreation areas for large dogs and small dogs.
27. Based on the Permittee's intent to construct and improve an approximately 4.81-acre park on the northern portion of the subject site, which shall be open to the public in the same manner as a City park, the Permittee may apply for a credit or refund of the Parks and Recreation Facilities Fee (Parks Impact Fee) that would otherwise be due in accordance with Chapter 18.18 of the LBMC, based on an amount equal to or less than the construction valuation of the park constructed by the Permittee, with the following limitations:
 - a. The area of the park that is required for the project to meet the common open space development standard (15% of total site area) for a Planned Unit Development per Section 21.31.340.F shall not be eligible for credit or refund.

- b. Any credit or refund shall be requested and processed in accordance with Section 18.18.100 (Credits) or 18.18.110 (Refunds). No credit or refund shall be granted unless and until the park is constructed and improved to the satisfaction of the Director of Parks, Recreation, and Marine.
28. No automobile parking is required for the use or operation of the 4.81-acre park to be constructed by the Permittee. The Permittee shall provide bicycle parking for the park based on the Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines document. Park visitors who are not residents and are not otherwise guests of residents of the residential development shall not be allowed to park automobiles in the residential development guest parking.
29. The Permittee shall complete the process for the requested vacation of the unused right-of-way portions of Wardlow Road to the satisfaction of the Director of Public Works prior to the issuance of any building permit for any building that would otherwise be within the required thirty-foot (30') building setback required from Wardlow Road for the Planned Unit Development.
30. The Permittee shall complete the process for the requested vacation of Baker Street west of Golden Avenue, including recordation with Los Angeles County, to the satisfaction of the Director of Public Works prior to the issuance of the first building permit for any residential dwelling unit in the Planned Unit Development.
31. The residential development may be divided into multiple phases if desired by the Permittee. Each phase shall be submitted into plan check in the manner directed by the Building Official. A master site plan shall be included with each phase submittal, identifying each phase on the site, and showing each unit in each phase, with full dimensions and setbacks information for each building on the site plan. Full floor plans, elevations, and landscaping plans shall be provided for each unit type in each phase, including separate sub-types of units, units with or without options, mirrored units, or units with enhanced elevations.
32. All on-site landscaping and improvements, all park improvements, and all off-site improvements shall be completed prior to approval of a final building inspection or certificate(s) of occupancy for any units in the final phase of the residential development.
33. The Director of Development Services and the Director of Public Works may approve minor modifications to the approved Vesting Tentative Tract Map, if said modifications are consistent with the original approval per Section 20.12.170, are consistent with the Subdivision Ordinance (Title 20, LBMC) and the Subdivision Map Act (Cal. Gov't Code section 66410 *et seq.*), and do not significantly alter the original Tentative Map approval per Section 21.21.405.
34. The Final Map shall be prepared to conform to all conditions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach, unless specified otherwise herein.
35. All property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.
36. All required off-site improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the Final Map.
37. Prior to approval of the Final Map, the Permittee shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the Permittee shall pay the Planning processing fees for the Final Map. The

Permittee shall pay fees to the City for processing of the Final Map based on the total number of lots or units in the subdivision, including both ground lots and airspace lots.

38. The Permittee shall cause to be prepared covenants, conditions, and restrictions (CC&Rs) for this project. The CC&Rs shall be executed and recorded against the title of the parcel(s) and shall contain the following provisions, which shall also be noted on the Final Map. A copy of the CC&Rs shall be provided to the Director of Development Services for review and approval prior to transmittal to the California Department of Real Estate or recordation with the Los Angeles County Recorder. The Director of Development Services is authorized to require the Permittee to revise the CC&Rs prior to transmittal to the CDRE or recordation with the County, in order to effect compliance with these conditions of approval. The CC&Rs shall require, at a minimum, the following requirements, which shall apply as part of these conditions of approval regardless of the language of the final recorded CC&Rs:

- a. The Homeowners' Association (HOA) shall be responsible for the primary enforcement of these requirements. The HOA shall not make enforcement exceptions contrary to these requirements. Violation of these requirements shall be considered a violation of the Zoning Regulations per Sections 21.10.080 and 21.10.090, and shall be enforceable upon both the HOA and individual residential dwelling owners by the City's Code Enforcement Bureau, City Prosecutor, or other responsible department, agency, or person.
- b. The subject residential development shall consist of 226 dwelling units. The number of dwelling units may not be reduced, in accordance with State law No Net Loss requirements, and no principal dwelling units may be added unless this Planned Unit Development approval is modified.
- c. A clear, detailed and concise written description of the park, the common areas, and the facilities of the community shall be provided.
- d. A minimum of two (2) garage parking spaces shall be permanently maintained as parking facilities for each dwelling in the development. Garage parking spaces shall be used solely for the parking of personal vehicles. Garage parking spaces shall not be leased, subleased, rented, or sold, and shall be used exclusively by the residents of the same dwelling where each garage is located.
- e. Each dwelling unit or household shall be limited to the possession of a number of personal automobiles equal to the number of garage parking spaces provided for the dwelling unit.
- f. The code-required guest parking amount of one space per four dwelling units shall be provided on the private streets within the residential development, and shall be used only by guests. Guest parking in each individual guest parking space shall be limited to a duration of 72 hours. These limitations shall be clearly posted on signs at the entrance and within the residential development.
- g. No commercially-registered vehicles, no trailers of any type, no boats or other watercraft, no portable storage units, and no recreational vehicles (RVs) shall be parked in the required guest parking. Commercially-registered vehicles providing a service within the residential development shall be exempt from this limitation and may park in required guest parking from 7:00 am to 7:00 pm each day.
- h. The HOA shall maintain and enforce a parking restriction plan for guest parking spaces on refuse collection day.

- i. The HOA shall enforce the above restrictions on guest parking and guest parking spaces by causing vehicles in violation of these requirements to be towed, in accordance with the California Vehicle Code.
- j. All refuse collection (trash, recycling, yard waste/compost, etc.) shall be limited to a single day per week to minimize the impact on guest parking.
- k. All air conditioning/heat pump exterior equipment units shall be ground-mounted, and shall be located within the side or rear yard of each residential unit, and shall be screened from view by a fence at least as tall as the equipment unit. A minimum clearance of three feet (3'-0") shall be provided between the outer face of each unit and adjacent side or rear property lines per Subsection 21.31.215.B of the Zoning Regulations. If wall-mounted "mini-split" units are used, the ground-mounted restriction shall not apply, provided that any wall-mounted "mini-split" unit shall be mounted as low as feasible and not higher than six feet six inches (6'-6") to the top of the unit, and the unit shall be screened from view by a fence at least as tall as the top of the mini-split unit, but not exceeding the fence height limit of 6'-6" for side and rear yards adjacent to other units. Any other wall- or window-mounted air conditioners/heat pumps shall be prohibited.
- l. All home occupations within the residential development shall comply with Section 21.51.235 (Home Occupations) or any successor provision(s) of the Zoning Regulations that regulate home occupations.
- m. Graffiti removal shall be the responsibility of the Homeowner's Association. Graffiti shall be removed within 24 hours of its discovery. This responsibility shall include graffiti on the outside of the perimeter walls in addition to any graffiti within the development.
- n. The Homeowners' Association shall be responsible for the operation and maintenance of the following, and such responsibilities shall be provided for in the C,C,&Rs:
 - 1) The private sewer connection(s) to the public sewer in the public right-of-way;
 - 2) The site drainage system(s), storm drains, bioswales, and drainage pits;
 - 3) The maintenance of all common areas, common landscaping, community buildings, facilities, and amenities;
 - 4) A provision for the maintenance by homeowners of the exterior of each residence and the private landscaping associated with each residence, except that the front yard landscaping of each unit, including all groundcover, shrubs, and trees, shall be maintained by the HOA, and the HOA shall be responsible for replacement of any front yard landscaping plant material and trees that become unhealthy or die;
 - 5) All private streets, sidewalks, parkways, and driveways;
 - 6) All perimeter fences, walls, and gates, and all interior fences, walls, and gates between units and between units and the private streets and drives of the residential development;
 - 7) All adjacent public right-of-way street trees, parkways, sidewalks, and drive aprons;

- 8) Enforcement of parking restrictions for the guest parking spaces;
 - 9) Any costs or corrections due to building or property maintenance code enforcement actions.
 - o. The HOA shall be responsible for the on-going maintenance of the private property park in perpetuity. The park shall be maintained to standards functionally equivalent to the maintenance levels required for City parks by the Department of Parks, Recreation, and Marine.
 - p. The private property park shall be open to the public in the same manner as a City park, including but not limited to, days and hours of operation.
 - q. The CC&Rs shall contain adequate provision, to the satisfaction of the Director of Development Services, for the maintenance of the exterior of buildings and all major building systems for all buildings in the development.
39. Prior to issuance of a grading or demolition permit (whichever occurs first), the Permittee shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any), approval, and enforcement shall be binding upon all hauling activities and construction truck trips by the Permittee.
40. The Permittee shall abide by and enforce the haul route/trucking route approved by the Director of Development Services and City Engineer. Failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction permits, inspections, or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the Permittee's hauling practices to be remedied.
41. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the Permittee shall be required to submit an application for a Modification of Approved Permit – Site Plan Review Committee Approval level.
42. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
43. The Permittee shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated April 7, 2020, which by this reference is made a part of these conditions of approval.
44. Any streetlights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society

- of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
45. The Permittee shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the common areas, amenities, and park area of the project. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.
 46. The Permittee shall provide a construction staging plan to the Director of Development Services for review and approval prior to the issuance permits for each phase of construction, including demolition/site preparation, rough grading, precise grading, and each phase of building permits.
 47. All trucks, construction vehicles, and equipment not actively in use on the project site, including those queueing off-site, shall be prohibited from engine idling for more than 5 minutes, and the Permittee shall utilize best management practices (BMPs) and best available technology to achieve this. The Permittee shall post a clearly-legible sign on the exterior construction fencing with the phone number of a construction site complaint/issues coordinator responsible for managing truck and equipment idling. Complaints of violations regarding truck and equipment idling shall be resolved within 24 hours of the receipt of the complaint. The Director of Development Services is authorized to issue stop work orders and withhold the issuance of building permits if the Permittee fails to remedy engine idling violations as required, until such time as the violations are remedied.
 48. Following permit issuance for each phase of construction, the Permittee shall provide written notification to all residents within 300 feet of the project site boundaries, and any concerned neighborhood organizations, at least 72 hours prior to the commencement of said phase of construction. This notice shall contain a description of the work to take place, an approximate timeline for the phase and overall project, and the telephone number and email address of a responsible manager who can be contacted to resolve any concerns or complaints about the construction work.
 49. All equipment reverse signal alarms utilized by construction vehicles and equipment on the site, as required per OSHA regulations and provided in Code of Federal Regulations 29 CFR 1926.601(b)(4) and 1926.602(a)(9), shall not be of the single-tone high-pitch type. Alternate pitch, broad-spectrum sound, or other non-single-tone non-high-pitch alarms meeting the requirements of 29 CFR 1926.601(b)(4) and 1926.602(a)(9) shall be utilized instead.
 50. Prior to the issuance of a building permit, the Permittee 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. Wherever feasible, these devices shall not be located in any front, side, or rear yard area that is adjacent to a street. Furthermore, these devices shall be screened to the greatest extent feasible by landscaping or another screening method approved by the Director of Development Services.

Project EIR and Mitigation Measures

51. The Permittee shall comply with all mitigation measures of the River Park Residential Development Environmental Impact Report (EIR) and its Mitigation Monitoring and

Reporting Program (MMRP). The MMRP is attached to these conditions of approval and by this reference made a part hereof.

Public Works Conditions

52. The Permittee shall provide for the following to the satisfaction of the Director of Public Works. Submittal of construction documents into plan check may result in additional or modified requirements from the Department of Public Works.

GENERAL REQUIREMENTS

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Permittee shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All off-site and/ or public improvements and facilities required by the Department of Public Works not in place and accepted prior to final map approval, must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to final map approval, the Permittee shall submit its on-site parking management plan and project Conditions, Covenants and Restrictions (CC&R's) for review and approval of the Director of Public Works.
- e. The Permittee and successors shall be responsible for the maintenance of the site drainage system, and for the operation and maintenance of any private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project CC&R's, and a recorded copy of said document shall be provided to the Director of Public Works
- f. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected prior to approval of the final map, or a private drainage easement recorded on the map, to the satisfaction of the Director of Public Works.
- g. Prior to the start of ANY demolition, excavation, or construction, the Permittee shall,
 - i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
 - ii. Submit a traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, and
 - iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
 - iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guidelines.

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Permittee shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.

- h. The Permittee 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, as determined during the plan check process, the right-of-way dedication way shall be provided.
- i. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and **submitted to the Public Works counter at the Permit Center on the 2nd Floor of City Hall (411 W. Ocean Blvd., Long Beach, CA 90802)**, for review and approval. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. **This is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.**
- j. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

PUBLIC RIGHT-OF-WAY

- k. The Permittee shall vacate Baker Street adjacent to the project frontage from the eastern property line of the Los Angeles County Flood Control Channel lot to approx. 384 ft east of said line to the satisfaction of the Director of Public Works. As agreed upon between the City of Long Beach, the Permittee, and LA County Public Works, an access easement will be reserved over the vacated portion of Baker Street to allow the LA County Flood Control District to continue using Baker Street to access flood control facilities at the end of Baker street. In addition to the access easement, a utility easement shall be reserved over the vacated Baker Street for all existing utilities that are to remain in place as well as any proposed utilities.
- l. Per the submitted site plan, the Permittee shall dedicate and improve 10 feet for sidewalk purposes along the southern half of the Baker Street right-of-way, adjacent to the northern property line of the proposed residential component of the development site, from the eastern limit of the to-be-vacated Baker Street to the intersection of Baker Street and Golden Ave, resulting in a 10-foot wide public walkway (5 feet of parkway and 5 feet of sidewalk) to the satisfaction of the Director of Public Works. This dedication can be made on the final map.
- m. Permittee shall collaborate with the City of Long Beach and LA County Flood Control to process a lot line adjustment to allow legal access from 34th street to the District's parcel and allow for the vacation of Baker Street.
- n. The Permittee requests the vacation of the right of way along its southerly property line, adjacent to Wardlow Road. In order for the City to consider this request, the Permittee shall not disturb the slope within the to-be-vacated right of way so as not to destabilize the integrity of the Wardlow Road substructure. If the Permittee does

need to disturb or eliminate the slope, they must 1) provide and construct an engineering alternative design to maintain the existing grade of Wardlow Road, and 2) modify the area to be vacated. A slope easement shall be reserved over the vacated area along Wardlow Road, as necessary. To process this request, Permittee shall submit for review and approval, a complete Vacation Application along with all required attachments and application fee.

- o. The Permittee shall be responsible for the relocation and/ or undergrounding of utilities, right-of-way dedications, quitclaim of easements, and/or any new utility easements required in connection with the proposed development, and removal of any related abandoned facilities or equipment as needed or required; as structures cannot be built within an easement or dedicated area.
- p. The Permittee shall provide easements to the City of Long Beach for any City required facilities including traffic signal controls, signage, required slopes, bus stops, refuse collection access, and any other public utilities and/ or necessities, to the satisfaction of the public agency or City Department with interest. All easements shall show on the final map.
- q. The Permittee shall provide any necessary storm drain easements to the County of Los Angeles on the final map or successor final maps. If additional storm drain easements are required by the County of Los Angeles and provided by separate instrument, recorded copies of same shall be provided to the Director of Public Works for City records.
- r. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.
- s. All dedicated areas shall be improved by the Permittee to the most current City standards and to the satisfaction of the Director of Public Works.
- t. Per the submitted site plan the Permittee proposes construction near, on and/ or through a north-south sewer easement running generally along the eastern half of the proposed project site, generally running the length of Golden Ave in a curvilinear fashion, for Vitrified Clay Pipe (VCP) owned by County Sanitation District of LA. If required, these facilities shall be relocated in accordance with the requirements of the County Sanitation District of LA and to the satisfaction of the Director of Public Works.
- u. Per the submitted site plan the Permittee proposes construction within the vicinity of existing utilities and/ or utility easements, including;
 - i. A private storm drain in the southern half of the proposed project site;
 - ii. Street lights and associated infrastructure running adjacent to and along the southern property line boundary;
 - iii. Slope easements along the southern property line boundary for retaining slope purposes;

- iv. A Freeway Slope easement along the northern property line boundary for retaining slope purposes; and
- v. A No Ingress or Egress easement along the northern property line boundary restricting any access to the adjacent northern property.

The Permittee shall be responsible for resolving all matters of easement(s) and/or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.

OFF-SITE IMPROVEMENTS

- v. The Permittee shall widen Golden Avenue (west of the centerline) adjacent to the project site, demolishing any existing, and reconstructing, the asphalt road pavement, sidewalk pavement, curb and curb gutter within the roadway resulting in a 30-foot wide improved $\frac{1}{2}$ width right-of-way with a 12-foot wide walkway (consisting of a 6-foot wide concrete sidewalk, curb and curb gutter and 6-foot wide irrigated and planted parkway) on the western half of Golden Avenue. The Permittee shall provide for or relocate all street fixtures, including traffic signs, required in connection with the street widening. The asphalt street section shall be replaced in its entirety, including the base.
- w. The Permittee shall construct a sidewalk along the west side of Golden Avenue adjacent to the Wrigley Heights Dog Park from the proposed project to Wardlow Rd to allow for the continuation of the sidewalk along Golden Avenue. Sidewalk shall replace the existing dirt area between the existing curb and wall. All sidewalk improvements shall be constructed with Portland Cement Concrete, ADA compliant and per City standard to the satisfaction of the Director of Public Works. Existing infrastructure shall be relocated as necessary to ensure a compliant path of travel. Existing driveways shall be verified for compliance and replaced if found to be non-compliant.
- x. As illustrated in the project plans, there appears to be a proposed sidewalk that ends near the Baker Street Park along the northern limits of Baker Street. The sidewalk shall end in a unidirectional curb ramp (crossing Baker Street) at the northern prolongation of the proposed western curb line of Golden Avenue. All sidewalk improvements shall be constructed with Portland Cement Concrete, ADA compliant and per City standard to the satisfaction of the Director of Public Works.
- y. Per the submitted site plan, the Permittee shall construct new sidewalk pavement and curb and gutter along the south side of Baker Street, from the to-be-vacated Baker street to the intersection of Golden Ave, resulting in a 50-foot wide improved right-of-way with a fully improved 40-foot road width from curb face to curb face, and a 10-foot wide walkway (consisting of a 5-foot wide concrete sidewalk, curb and curb gutter and 5-foot wide irrigated and planted parkway) on the south side of Baker Street. The final design must be reviewed and approved by the Long Beach Fire Department.
- z. Permittee shall construct a new ADA curb ramp at the southwest corner of the intersection of Baker Street and Golden Avenue to the satisfaction of the Director of Public Works. All improvements shall be Portland Cement Concrete and per the latest City standard.

- aa. The Permittee shall construct a new vehicular access way over the vacated Baker Street to the satisfaction of the Long Beach Transportation Mobility Bureau and LA County Flood Control District to continue to allow for access to the LA River lots.
- bb. The Permittee shall construct new 12-foot wide walkway (consisting of a 6-foot wide concrete sidewalk, curb and curb gutter and 6-foot wide irrigated and planted parkway) along the north side of Wardlow Road, generally from the Wrigley Heights Dog Park sign to the proposed project entrance on Wardlow Road, where no sidewalk pavement currently exists.
- cc. The Permittee shall construct new 12-foot wide walkway (consisting of a 6-foot wide concrete sidewalk, curb and curb gutter and 6-foot wide irrigated and planted parkway) along the north side of Wardlow Road, from the proposed project entrance on Wardlow Road to the existing sidewalk on the Wardlow Road Bridge, where no sidewalk pavement currently exists.
- dd. All off-site improvements shall provide a minimum of 5 feet clear dedicated right-of-way between any and all obstructions for pedestrian travel purposes compliant with the most recent ADA standards. All hardscape shall be constructed with Portland cement concrete. All removal limits shall consist of entire panel replacements (from joint line to joint line).
- ee. The Permittee shall provide for new tree wells, street trees with root barriers, ground cover and irrigation systems for parkways along Golden Avenue and Wardlow Road, adjacent to and near the project site, per Section 21.42.050 of the Long Beach Municipal Code. Street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. The Permittee and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Permittee shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and any irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50% of the total area dedicated for public right of way.
- ff. As illustrated in the provided plans, the Permittee is proposing a new public storm drain system within the vacated Baker Street. Permittee shall coordinate with Los Angeles County Flood Control District for review, approval and acceptance, as necessary.
- gg. The Permittee shall install new street lights along the western half of Golden Avenue adjacent to the proposed project site, with necessary lighting calculations for the proposed street lighting system, which shall be submitted to the Director of Public Works for review and approval, prior to approval of the final map. The Permittee shall construct or provide for high pressure sodium luminaires/LED cobra-head luminaires, light standards and feed point(s) in all the public and private streets within and adjacent to the proposed subdivision, to the satisfaction of the Director of Public Works and prior to final map approval.
- hh. The Permittee proposes improvements that may impact and/ or conflict with existing above ground or underground utilities adjacent to and/ or within the project site, such as street lights along Wardlow Road, a 24-inch concrete storm drain pipe, and the sewer lines within the above noted existing sewer easement. The

Permittee is responsible for all design, applicable utility approval, permitting, relocation and/or undergrounding work, removal if abandoned in place, and/ or replacement or repair of any damaged utilities and commissioning as required by the interested agency and shall work with each utility directly, and to the satisfaction of the Director of Public Works.

- ii. The Permittee shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Permittee to the most current City standards and to satisfaction of the Director of Public Works.
- jj. The Permittee shall provide for the resetting to grade of manholes, pull boxes, meters, and other existing facilities in conjunction with the required off-site improvements.
- kk. All rough grading shall be completed prior to the approval of the final map, otherwise, the Permittee shall be responsible for processing an appropriate grading bond. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to the approval of the final map.
- ll. The Permittee shall relocate or resolve all issues relating to the existing storm drain systems within the vicinity of the proposed buildings; and/or provide for the construction of new storm drain lines outside the footprint of the proposed buildings. Any connections to the County storm drain system shall be made per the requirement of the County of Los Angeles Department of Public Works, or the agency(s) with interest. An excavation permit issued by the Department of Public Works is required for all excavation work in the public right-of-way. Contact Construction Services, at (562) 570-2035, to request additional information about excavation permit requirements. Proposed storm drain lines and/or systems must be reviewed, approved, and accepted for operations by the interested agency(s) through plan review -OR- the County of Los Angeles Department of Public Works, call (626) 458-4921 to initiate plan review. The Permittee shall provide said plans to the Director of Public Works for review prior to approval of the final map.
- mm. The Permittee shall submit a precise grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to issuance of a building permit.
- nn. 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 Permittee 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 Permittee 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) 576-6600 or visit their website for complete instructions at www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml. Left-click on the Construction General Permit Order 2009-0009-DWQ link.

- oo. 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 work. The Contractor shall have on file with the City Engineer a Certificate of General Liability insurance, and endorsement evidencing minimum City of Long Beach limits of required general liability insurance.
- pp. The Permittee shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or equivalent, fence screening, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Permittee shall consult with the Department of Public Works to review and approve.
- qq. The Permittee is proposing construction on property adjacent to, and within proximity to the Los Angeles River. The Permittee shall obtain and provide documentation from local, state, and federal municipalities and agencies having jurisdiction over the Los Angeles River, indicating these entities have reviewed the Permittee's proposed development, have approved it and allow the Permittee to commence construction.
- rr. The Permittee is proposing construction on property adjacent to a Freeway Slope Easement, and within proximity to the 405 Freeway. The Permittee shall obtain and provide documentation from Caltrans indicating it has reviewed the Permittee's proposed development, has approved it and allows the Permittee to commence construction.

TRAFFIC AND TRANSPORTATION

- ss. A traffic impact analysis has been prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's stamp required) and has been reviewed by the City's Traffic Engineer. The findings of that analysis have been incorporated into these conditions. Any deviations from the currently proposed project and/or traffic related designs, may require additional traffic impact analysis.
- tt. The Permittee shall install traffic signal related equipment to current CA MUTCD and/or City of Long Beach Standards, at the intersection of Wardlow Road and the proposed entry to the project, generally in conformance with the "Conceptual Traffic Signal Design" prepared by Permittee, dated August 25, 2020. Installation of the traffic signal related equipment may include, but not be limited to the following
 - i. Traffic Signal indicators to the most current City standard.
 - ii. Vehicular detection shall be installed on all approaches to the signalized intersection. This may include presence, mid or advance detection per City direction. Options will include standard Type E loops or video detection.
 - iii. All pedestrian push buttons and indicators shall be to the most current City Standards.
 - iv. The Permittee shall install Emergency Vehicle Pre-Emption (EVPE) equipment. The equipment and installation must be completed per the most current City Standard.

- v. The Permittee shall install a GPS Module at the traffic signal. The GPS Modules create accurate time-based communications between nearby traffic signals.
- vi. The Permittee shall install a new traffic signal controller based on the most current City Standard [McCain 2070 Controllers].
- vii. Permittee shall install 96 count fiber interconnect cable to the satisfaction of the City's Traffic Engineer, but at a minimum from the proposed traffic signal to Magnolia Avenue.
- viii. Permittee shall install flashing beacons, on overhead mast arms attached to utility poles, on both approaches to the proposed traffic signal, 450 feet from the stop limit line.
- uu. The Permittee may be required to upgrade all existing crosswalks at the intersection of Wardlow Road and Magnolia Avenue to thermoplastic continental crosswalks per City Standard Plans.
- vv. The Permittee shall install three-way stop control at the T-intersection of Ambeco Road, Maine Avenue and 39th Street, if warranted.
- ww. The Permittee shall install improvements to the intersection of Baker Street and Golden Avenue to the satisfaction of the City's Traffic Engineer and/or Director of Public Works, including but not limited to;
 - i. Installation of Stop signs and mounting poles at locations as indicated by the City's Traffic Engineer; and
 - ii. Portland cement concrete cross gutters as indicated through plan check comments on detailed improvement plans.
- xx. The Permittee shall make improvements to the median on Wardlow Road, adjacent to the project, to accommodate a traffic signal at the proposed project entrance on Wardlow Road. The Permittee shall prepare detailed improvement plans for the median improvements and submit them for review and approval by the City's Traffic Engineer and/or Director of Public Works.
- yy. The Permittee shall prepare detailed striping plans and submit them for review and approval by the City's Traffic Engineer and/or Director of Public Works.
- zz. The Permittee shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- aaa. The Permittee shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- bbb. The Permittee shall protect or replace/repaint all traffic signage, markings and colored curb within the public right-of-way adjacent to the project site.
- ccc. All traffic control device installations, including pavement markings within the private parking area, shall be installed in accordance with the current edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD).

Standard Conditions – Plans, Permits, and Construction:

53. Prior to the issuance of a building permit, the Permittee shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.
54. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
55. The plans submitted for plan review shall explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
56. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
57. All rooftop mechanical equipment shall be fully screened from public view. Said screening shall be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan shall be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
58. Upon plan approval and prior to issuance of a building permit, the Permittee shall submit a reduced-size set of final construction plans for the project file.
59. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
60. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
61. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
62. The Permittee shall file a separate landscaping plan check submittal to the Department of Development Services for review and approval prior to issuance of a building permit.
63. The Permittee shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
64. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau shall be secured.
65. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
66. For projects consisting of new buildings, parking lots, or landscaped area, the Permittee shall submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to application for a temporary certificate of occupancy, or

certificate of occupancy. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees. On-site landscaping shall comply with Chapter 21.42 (Landscaping Standards), as applicable, to the satisfaction of the Director of Development Services.

67. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
68. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
69. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
70. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
71. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
72. 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

Standard Conditions – General:

73. As provided in Section 21.21.406 of the Long Beach Municipal Code, every right or privilege authorized under this permit shall terminate three (3) years after the granting of the request and be of no further force and effect if the right or privilege has not been commenced within that three-year period. The termination will take effect without further City action if a timely request for extension of time has not been made or is denied. Any interruption or cessation necessitated by publicly declared emergency, fire, flood, earthquake or act of war or vandalism or cessation shall not result in the termination of the right or privilege.
74. This permit shall be invalid if the owner(s) and/or Permittee(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment shall 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).

75. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
76. 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 shall be recorded with all title conveyance documents at time of closing escrow.
77. 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.
78. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
79. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
80. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator shall clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.
81. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
82. Any graffiti found on site shall be removed within 24 hours of its appearance.
83. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
84. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
85. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.