

CONDITIONS OF APPROVAL

4101 Long Beach Boulevard (APN: 7139-015-900 and 7139-015-901)

Application No. 2109-01

(ZCHG21-003, GPA21-003, SPR21-050, SV22-006, SV22-007, LMG22-014)

October 6, 2022

Special Conditions:

1. The following entitlements are approved for this project:
 - a. Zone Change to change the zoning of the subject site from Community Commercial Automobile-Oriented (CCA) and Single-family Residential, large lot (R-1-L) to Mixed-Use Zone-1 (MU-1);
 - b. General Plan Amendment to change the PlaceType for a portion of the subject site from Founding and Contemporary Neighborhood (FCN) to Neighborhood Serving Center or Corridor Low Density (NSC-L);
 - c. Site Plan Review for clearance of an existing 0.4-acre site and construction of a new two-story (12,780 square foot) Fire Station No. 9 with three (3) drive-through apparatus bays located at 4101 Long Beach Boulevard.
 - d. Standards Variances to allow: 1) a driveway on Randolph Place located less than thirty feet (30') from an intersection and 2) a curb cut greater than the 24-foot maximum on Randolph Place;
 - e. Lot Merger to merge three (3) lots into one lot to create a 16,829-square-foot lot;
 - f. Repeal the 5-foot-special setback established by Ordinance No. C-1015 related to a special setback along the west side of Long Beach Boulevard where it intersects with the subject site.
2. The project shall be developed in substantial conformance with the plans reviewed by the Planning Commission on October 6, 2022, except as amended herein. The project 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.

Project EIR and Mitigation Measures

3. The Applicant shall comply with all mitigation measures and regulatory compliance measures of the Fire Station No. 9 at 4101 Long Beach Boulevard Project 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.

Plans, Construction, and Operation

4. The applicant shall record a Notice of Lot Merger with the Los Angeles County Registrar-Recorder's office prior to the issuance of building permits.
5. The repeal of the special setback shall be approved by the City Council prior to the issuance of building permits.

6. Prior to the issuance of grading and building permits, the applicant shall submit a pedestrian access and protection plan to the Department of Development Services and the Department of Public Works for review and approval. The plan shall detail all pedestrian access closures and detail detours for safe navigation around the project site during construction. The approved pedestrian access and protection plan shall be maintained on-site at all times during project construction activities.
 - a. The Long Beach Unified School District shall be notified in advance of any lane or sidewalk closures along Long Beach Boulevard. As feasible, lane closures should occur outside of the busiest school traffic periods (after morning drop off and before afternoon pick up) or during school breaks (Winter/Spring/Summer) to minimize pedestrian, bicycle, and vehicle conflict.
 - b. Oversize truck trips shall be encouraged to occur during off-peak hours, as feasible.
7. The traffic signals at the intersection of Long Beach Boulevard/Randolph Place shall be installed and operational prior to the issuance of a Certificate of Occupancy for the proposed project.
8. All required off-site street improvements shall be installed or provided for to the satisfaction of the Director of Public Works prior as provided in the conditions of approval below.
9. Prior to issuance of a grading or demolition permit (whichever occurs first), the developer 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) and approval shall be binding upon all hauling activities and construction truck trips by the developer.
10. The developer shall abide by 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 developer's hauling practices to be remedied.
11. The Applicant 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 Randolph Place before the proposed traffic signal is 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 is completed and accepted by the Director of Public Works.
12. 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 Applicant shall utilize best management practices (BMPs) and best available technology to achieve this. The Applicant 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 Applicant fails to remedy engine idling violations as required, until such time as the violations are remedied.
13. Following permit issuance for each phase of construction, the Applicant 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.
 14. 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.
 15. Prior to the issuance of a building permit, the Applicant shall depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. 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.
 16. If initial construction activities take place during the bird nesting season (January through September), a nesting bird survey should be performed by a qualified biologist within three days of such activities to determine the presence/absence, location, and status of any active nests on-site or within 100 feet of the site. The findings of the survey should be summarized in a report to be submitted to the City of Long Beach prior to undertaking construction activities at the site.
 - a. If nesting birds are found on-site, a construction buffer of 500 feet for nesting raptors or threatened or endangered species and 100 feet of all other nesting birds should be implemented around the active nests and demarcated with fencing or flagging. Nests should be monitored at a minimum of once per week by the qualified biologist until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance should occur within this buffer until the qualified biologist confirms that the breeding/nesting is completed, and all the young have fledged. If project activities must occur within the buffer, they should be conducted at the discretion of the qualified biologist.
 - b. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.
 17. A minimum of 11 parking spaces, or as determined to accommodate the maximum need during a shift change, shall be permanently maintained and in useful operation on site.
 18. Apparatus washing activities shall be limited to private property and are prohibited within the public right-of-way, which includes the public alley and public sidewalk areas.
 19. The proposed flag pole shall be subject to the 45-foot height limit of the development standards for the MU-1 Zoning District.
 20. No doors shall swing over the public right-of-way.

21. The proposed Americans with Disabilities Act (ADA) ramp shall be constructed entirely on private property.
22. Pursuant to Section 21.42.050 of the City Municipal Code, one (1) large canopy street tree, of not less than twenty-four-inch (24") box size, shall be provided for each twenty-five feet (25') of property line length.
 - a. Street trees shall be spaced from driveways, light standards, intersections, utility poles and street furniture and shall be located only in the prescribed width of parkway as provided in Chapter 14.28 of the Municipal Code.
23. All forms of barbed wire and razor wire shall be prohibited on the site.
24. The proposed greenscreen depicted on plans shall be maintained in a live, healthy, and attractive condition. These areas shall not be replaced with artificial planting wall.
25. The project shall be developed in substantial conformance with the plans presented to the Planning Commission on October 6, 2022. 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, including, but not limited to, the following items:
 - a. Aluminum clad windows
 - b. Burnished Concrete Masonry Unit (CMU)
 - c. Horizontal siding
 - d. Composite metal panels
 - e. Metal fascia and accent
 - f. Aluminum roll up door
 - g. Aluminum storefront
 - h. Decorative screen
 - i. Sliding privacy screens at windows and opening at interior property setback;
 - j. Greenscreen panel system and landscape wall; and
 - k. Decorative metal fence.
26. Pursuant to section 21.45.400 (c), the project shall obtain LEED Silver certification, or equivalent, to the satisfaction of the Director of Development Services. Prior to issuance of any project-related building permits, the applicant shall submit proof of registration with USGBC and a password allowing staff access to said registration, or provide proof by a third party as meeting the intent of LEED at the level required by Chapter 21.45.400.
27. The Applicant 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.
- 28. All trash receptacles, including receptacles for recycling and for organics, shall be stored in the designated trash areas shown on approved plans.
 - 29. 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.
 - 30. 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.
 - 31. Nothing shall be erected or allowed to grow within the corner cutoff in such a manner as to impede visibility or accessibility. Corner cutoffs shall be a minimum of six feet by six feet (6' x 6').
 - 32. The row of trees along the interior property line shall be protected in place, as feasible.
 - a. Trees removed from the eastern border of the project site shall be relocated off site.
 - 33. 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.
 - 34. 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 Applicant shall be required to submit an application for a Modification of Approved Permit – Site Plan Review Committee Approval level.
 - 35. 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.
 - 36. 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.
 - 37. The Applicant shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project. All trash

receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.

38. All refuse collection shall take place at the alley, with all trash receptacles being moved internally within the project site to the alley for collection. Trash receptacles shall be collected and serviced with the frequency needed to avoid an unsightly and undesirable buildup of refuse at each trash receptacle.

Long Beach Police Department Conditions

39. The Applicant 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 October 19, 2021, attached to these conditions of approval and by this reference made a part hereof.

Long Beach Building and Safety Conditions

40. The Applicant shall comply with all comments from the Long Beach Building and Safety Bureau dated on October 13, 2021.

Long Beach Water Department Conditions

41. The Applicant shall comply with all comments from the Long Beach Water Department dated on October 12, 2021.

Long Beach Energy Resources Conditions

42. The Applicant shall comply with all comments from the Long Beach Energy Resources Department dated on October 13, 2021.
43. The Applicant shall coordinate with the Long Beach Energy Resources Department to ensure a plan is in place for the relocation, or cut and cap of existing gas facilities.
44. The Applicant shall review and obtain approval for proposed meter(s) locations with the Long Beach Energy Resources inspector.
45. The Applicant shall provide gas loads for the proposed development and confirm the new meter(s) locations meet all Long Beach Energy Resources requirements.

Public Works Conditions

46. The Applicant 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. Prior to the start of ANY demolition, excavation, or construction, the Applicant 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 to be coordinated with the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Applicant 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.

- b. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Applicant and/ or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.
- c. 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).
- d. The Applicant 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.
- e. Any proposed signage shall be located entirely on site, on private property, completely out of the public right-of-way. Any signage initially proposed in public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- f. Public improvements shall be constructed in accordance with Public Works construction standards, and shall be coordinated with 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. 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.**
- g. 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

- h. The Developer shall dedicate and improve 2.5 feet of right-of-way for alley widening purposes along the east-west alley adjacent to the development site, to the satisfaction of the Director of Public Works.

- i. Applicant 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

- j. The Applicant shall reconstruct the full width of the alley adjacent to the project site with Portland cement concrete, to the satisfaction of the Director of Public Works. All existing facilities along the alley shall be relocated by the Applicant, as necessary, to accommodate the alley widening.
- k. The Applicant shall widen the alley with additional Portland cement concrete by 2.5 feet, to the satisfaction of the Director of Public Works.
- l. The Applicant shall reconstruct the alley intersection at Long Beach Blvd to align with the new alley widening. Alley improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- m. The Applicant shall install on-site alley lighting to the improved alley adjacent to the project site, to the satisfaction of the Director of Public Works.
- n. The Applicant shall demolish the existing sidewalk and curb ramp located near the southeast corner of the project site and construct a new ADA compliant curb ramp to the satisfaction of the Director of Public Works. The Applicant shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way. Sidewalk improvements shall be constructed with Portland cement concrete.
- o. The Applicant shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter along Long Beach Blvd and Rudolph Pl adjacent to the site to the satisfaction of the Director of Public Works. The Applicant shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- p. The Applicant shall remove all unused driveways and curb cuts, or portions thereof along all perimeter streets of the project site, and replace with full-height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- q. The Applicant shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting any improvement plans to the Department of Public Works.
- r. The Applicant proposes improvements that may impact existing under- and above-ground utilities through and adjacent to the project site, such as gas lines, water pipelines, and utility poles and overhead lines, and along the perimeter streets and alleyways adjacent to the project site. The Applicant shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.

- s. The Applicant 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 adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities, shall be reconstructed or replaced by the Applicant, to the satisfaction of the Director of Public Works.
- t. The Applicant shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- u. The Applicant shall submit a grading plan and drainage plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review by Public Works.

TRAFFIC AND TRANSPORTATION

- v. As illustrated in the submitted plans, The Applicant is proposing the installation of traffic signals at the intersection of Long Beach Blvd and Randolph Place and "Keep Clear" striping on Rudolph Place and Long Beach Blvd. The Applicant shall be responsible to install traffic signal related equipment to current CA MUTCD and/or City of Long Beach Standards. The Applicant shall coordinate with the Traffic & Transportation Bureau for implementation of traffic control measures.
- w. The size and configuration of all proposed driveways serving the project site shall be coordinated with the Traffic & Transportation Bureau.
- x. The Applicant 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. The Applicant shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- y. The Applicant shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- z. The Applicant shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- aa. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

Standard Conditions – Plans, Permits, and Construction:

47. Prior to the issuance of a building permit, the Applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.
48. 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.
49. 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.
50. 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.
51. 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.
52. Upon plan approval and prior to issuance of a building permit, the Applicant shall submit a reduced-size set of final construction plans for the project file.
53. 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.
54. 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.
55. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
56. The Applicant 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.
57. The Applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
58. 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.
59. 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.
60. For projects consisting of new buildings, parking lots, or landscaped area, the Applicant 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.

61. 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.
62. 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.
63. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
64. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
65. 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.
66. 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:

67. 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.
68. This permit shall be invalid if the owner(s) and/or Applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment

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).

69. 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).
70. 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.
71. 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.
72. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
73. 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.
74. 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.
75. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
76. Any graffiti found on site shall be removed within 24 hours of its appearance.
77. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
78. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
79. 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.