



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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October 3, 2013

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review for the proposed adaptive reuse of an existing office building, commonly known as City Hall East, providing 156 dwelling units and approximately 3,621 square feet of retail space, based on the environmental review of the Downtown Plan Environmental Impact Report (EIR), located at 100 Long Beach Boulevard. (District 2)

APPLICANT: Fabian lobbi for 100 LBB Real Estate LLC
1729 Abbott Kinney Blvd
Venice, CA 90291
(Case No. 1306-19)

DISCUSSION

The subject property is the City Hall East (CHE) building at 100 Long Beach Boulevard, on the northeast corner of Long Beach Boulevard and 1st Street in the Height Incentive Area of the Downtown Plan, PD-30 (Exhibit A – Location Map). The existing building is a 10-story office building originally built for Southern California Edison, originally designed by noted local architect Kenneth Wing, and was completed in 1959. In later iterations, the building was used as municipal office space for City Hall and the Long Beach Police Department. It has been vacant since 2005, and was sold by the City for future development through a bid process.

The current proposal consists of an adaptive reuse of the office building to create a 156-unit residential and live-work project, with 3,621 square feet of ground floor retail in two locations within the existing office building. Retail commercial spaces will be created in the South Pavilion near the corner of Long Beach Boulevard and 1st Street, and in the corner of the existing parking structure at the corner of 1st Street and Alamo Court (alley). The development adds a new penthouse level which contains 6 new units and a pool and amenity deck.

DESIGN REVIEW

The Downtown Plan, adopted in January 2012, includes design guidelines and standards that are form-based criteria to address the design of all buildings Downtown. The guidelines address scale and massing by building type, context, architectural design and a list of allowable building materials. The guidelines were the basis for all of the discussions that staff had with the applicant team as the design of the proposed project progressed. The Downtown Plan has provisions for the adaptive reuse of buildings which were also brought to bear in the review of this proposal. The project plans are attached as Exhibit B.

The project provides underground parking in the existing parking structure. The parking structure continues two stories above ground on the eastern side of the property, adjacent to the alley. The modified parking structure provides 163 onsite parking spaces.

In the lower, or basement level of the main building, the proposed project provides several communal spaces, including a fitness room, resident meeting and recreation room, resident storage area, and a media screening room. A space for future use is also available at this level.

The North Pavilion facing Long Beach Boulevard provides six residential flats opening onto a central courtyard at the lower level. At the ground floor on the Long Beach Boulevard frontage, the North Pavilion of the building provides six additional units. These are live-work units with new openings to the street, as well as an upper mezzanine created by raising the roof and adding new clearstory windows above the existing aggregate wall. The proposal calls for providing new windows in the aggregate panels and using the aggregate panel materials removed elsewhere in the ground floor façade. The creation of an appropriate live-work frontage for the three units that address Long Beach Boulevard is achieved by cutting openings in the aggregate wall to provide suitable openings for each unit.

The existing patio is raised above the street level. It will be refurbished, with new landscaping and restoration and/or replacement of the existing mid-century metal work to provide 4,171 square feet of publicly accessible open space fronting the 1st Street Blueline station.

Four additional live-work spaces are proposed for the ground floor of the primary tower, facing 1st Street. These units will be within the existing alcoves and elevated by the stairs that now serve at the building entrance on the south side. The alcoves will be expanded to increase visibility from the street to these units.

A 1,700 square-foot retail space will be created in the ground-level of the parking structure on the southeastern corner of the property. As proposed, this space would be elevated from the street, and would be fronted by an elevated sidewalk extension. The aggregate wall that is removed to create the open frontage from this and other locations will be used along the alley, providing a wrapped frontage similar to the North Pavilion along the alley, anchoring the retail space, and providing aesthetic symmetry.

The primary structure is a classic Midcentury 10-story tower. The curtain wall is characterized by primary and secondary vertical fins and horizontal louvers. The project as proposed would remove the louvers and replace the curtain wall with a new unitized panel that includes a horizontal grill and operable casement window. The fins would be refurbished and remain. The visible and spandrel glass would be replaced with high efficiency glass.

The floor space in the tower would be converted to residential use. The proposed typical floor plates for the second through tenth floors provide a range of unit types on each floor with studios, one- and two-bedroom units. On the rooftop, a new penthouse level will provide 6 two-story two-bedroom units, along with a pool and amenity deck. The railing at the penthouse level will be replaced with a new glass system, but the window-washing track will remain.

The project provides the required open space via the roof deck and ground floor patio, but cannot provide private open space to the individual units because of the existing building Midcentury design and curtain wall structure. This provision can be waived through the site plan review process per the Downtown Plan for adaptive reuse projects. The project provides private storage for residents at the basement level and interior bicycle storage on the ground floor.

The parking requirement for residential uses is one space per dwelling unit, plus one guest space for every four dwelling units. Live-work units are considered commercial uses for purposes of parking calculations. Downtown Plan area requirement for retail is 2.0 spaces per 1,000 square feet of floor area, with an exemption for the first 6,000 square feet.

Based on a new building configuration of 147 residential dwelling units, and 12,630 square feet of commercial area, including the 9 live-work units, the project is required to provide 184 spaces for the residential portion and 14 for the commercial portion, for a total of 198 parking spaces.

The existing parking structure originally provided 153 parking spaces, with reconfiguration of the parking layout, the proposed project provides 163 onsite parking spaces. The location of the supporting columns limits the ability of the project to provide more parking onsite. The Downtown Plan requires that all existing parking be maintained onsite, and that no new parking is required for adaptive conversion to residential uses.

The subject site is located within the Alternative Mobility Overlay Area of the Downtown Plan. Within this area, new development projects are able to incorporate a number of Transportation Demand Management (TDM) strategies to meet parking requirements including car sharing, carpool/vanpool, garage lifts, joint use parking and other proposals subject to the approval of the Site Plan Review Committee. This project is well-suited to provide convenient access to local and regional transit at the Long Beach Transit Mall and 1st Street Blueline station. In addition, availability of ample nearby off-site parking resources, providing bicycle storage onsite, and other project features will help offset the need for on-site parking. The project is an excellent example of the importance of connectivity discussed as a fundamental component of the Downtown Plan.

The Downtown Plan Environmental Impact Report did not identify the property as historic, because publicly owned buildings were not included. However, the project as designed respects the Midcentury design features of the building, brings back features, such as the metallic awning to the 1st Street façade, and provides a reinvention of the original design while converting the structure for new residential and commercial uses.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on September 19, 2013, in accordance with the provisions of the Zoning Ordinance. As of the writing of this report, no responses were received.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the proposed project was reasonably anticipated in the Downtown Plan Environmental Impact Report (DTP EIR, SCH#2009071006) as a foreseeable future. More specifically, in the Program EIR for the Downtown Plan, Traffic Analysis Zone (TAZ) 19, which includes the proposed project site, assumed development of 220 new dwelling units, 64,000 square feet of additional retail space, and 16,000 square feet of additional restaurant space, in addition to other development within the subarea. The CHE reuse project as proposed is wholly within this assumed development envelope. No further environmental analysis is required.

CONCLUSION

The proposed project is the second major adaptively reused development processed under the recently adopted Downtown Plan, after the Meeker Baker Building, and one of the first major projects to tier off the Downtown Plan Program EIR. From the initial submittal through the current iteration of the project design, the applicant team has worked with the City to refine the project by using the design standards and guidelines in the Downtown Plan for adaptive reuse projects.

Overall, the design of the proposed project complies with the Downtown Plan Design Standards and Guidelines. In reviewing the plans, Staff raised the following concerns:

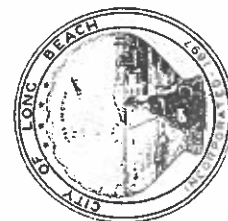
- The basement level units in the North Pavilion were originally proposed to be part of a two-story unit on either side of the courtyard. As stacked flats on the basement level, there is concern that the units will not have sufficient natural light. The applicant has provided assurances that these units will have adequate light via the open courtyard. A condition has been added to address this concern by providing sufficient detail or converting these back to two-story units.
- The live-work units on the eastern side of the North Pavilion do not have access to the street, and therefore, are not well-suited to function as live-work units with active commercial components. A condition has been added to consider these as residential dwelling units. No physical design changes are required.
- Earlier iterations of the proposed project plans provided building identification locations on the upper levels of the tower façade. Staff is suggesting that the building identification sign be located on top of the penthouse in a similar configuration to the original "Edison" sign that was on top of the building. A condition to this effect is included.
- The applicant has discussed accent detailing on the primary fins ("C"-channels) and up-lighting of the façade. These provisions are encouraged, but details have not been provided to date. A condition for review of these details at the Site Plan Review committee level is included.

- Attachments:**
- Exhibit A – Location Map
 - Exhibit B – Project Plans
 - Exhibit C – Findings and Conditions



Subject Property:

100 Long Beach Blvd
Application No. 1306-19
Council District 2
Zoning Code : PD-30



SITE PLAN REVIEW FINDINGS

- A. The design is harmonious, consistent and complete within itself and is compatible in design, character and scale, with neighboring structures and the community in which it is located; and**

The proposed development consists of the adaptive reuse of the existing City Hall East Building, a Midcentury modern tower. The new approximately 114,267-square-foot, ten-story office building will be reconstructed to provide a mixed use commercial retail and residential project, largely maintaining the existing building façade. The design of the proposed project updates the architectural identity and complements the design, character and scale of the original and adjacent structures and fits within the overall context of Downtown.

- B. The design conforms to any applicable special design guidelines or specific plan requirements, PD guidelines or the General Plan;**

The project conforms to the Downtown Plan Design Standards and Guidelines. The development is designed to be contextually compatible with the scale and massing of the adjacent buildings along 1st Street and Long Beach Boulevard. The design and building materials continue to provide Midcentury Modern styling with a contemporary façade.

A concrete and aggregate cement panel system, metal trellis and patio accent wall at the ground floor, and the glass curtain wall, metal grill and refurbished vertical aluminum fins on the tower are the primary materials used for the building exterior. These materials are consistent with the Downtown Plan Design Standards and Guidelines.

- C. The design will not remove significant mature trees or street trees, unless no alternative design is possible;**

No mature street trees will be removed in conjunction with the project, and the project will be required to install new street trees along the perimeter of the site in accordance with the City landscaping standards.

- D. There is an essential nexus between the public improvement requirements established by the Ordinance and the likely impacts of the proposed development; and**

The Addendum to the Downtown Plan Program Environmental Impact Report identified traffic effects resulting from the project, and set forth public improvement requirements as mitigation measures for these effects.

E. The project conforms to all requirements set forth in Chapter 21.64 (Transportation Demand Management).

The proposed project is not subject to the requirements of Chapter 21.64, but will provide convenient access to local and regional transit.

**Site Plan Review
Conditions of Approval
Case No. 1306-19
October 3, 2013**

General Conditions of Approval

1. The use permitted hereby on the site, in addition to other uses permitted within the Downtown Plan Planned Development District (PD-30). In particular, the proposed project shall consist of a 156-unit residential project with approximately 3,621 square-feet of retail space, in an adaptively reused 10-story office building, as shown on the revised plans submitted August 21, 2013.
2. This permit and all development rights hereunder shall terminate one year from the effective date, October 14, 2013, of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). 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 Zoning Administrator.
4. 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).
5. All operational conditions of approval of this permit must be posted in a location visible to the public, in such a manner as to be readable when the use is open for business.
6. If, for any reason, there is a violation of any of the conditions of this permit such that the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, or environmental quality the City may initiate revocation and termination procedures of all rights granted herewith.

7. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
8. 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 must clean the parking and landscaping areas of trash 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.
9. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Development Services Department. These conditions must be printed on the site plan or a subsequent reference page.
10. 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/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Administrator or Planning Commission shall review any major modifications.
11. Site development, including landscaping, shall conform to the approved plans on file in 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.
12. Complete on-site landscaping and irrigation plans shall be submitted for review and approval to the satisfaction of the Director of Development Services prior to the issuance of building permits.
13. All on-site landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
14. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be

replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of city officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council.

15. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
16. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
17. Any graffiti found on site must be removed within 24 hours of its appearance.
18. All parking areas serving the site shall provide appropriate security lighting prior to the issuance of a Certificate of Occupancy. Light and glare shields shall be installed as required so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Other security measures may be required to be provided to the satisfaction of the Chief of Police.
19. All on-site parking areas serving the use must be brought into conformance relative to current screening, landscaping, paving, striping and lighting requirements of Chapter 21.41 of the Zoning Ordinance to the satisfaction of the Director of Development Services prior to the issuance of a Certificate of Occupancy.
20. Energy conserving equipment, lighting and construction features shall be utilized on the building.
21. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.
22. Adequately sized and located trash enclosure(s) shall be designed and provided for this project as per Section 21.46.080 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed

at an inconspicuous location on the lot. The location and screening of the trash enclosure shall be to the satisfaction of the Director of Development Services.

23. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.
24. Prior to the issuance of a building permit, the project shall comply with Section 21.45.400 (Green Building Standards for Public and Private Development) of the Zoning Code.

Design/Appearance

25. The applicant shall revise plans to incorporate suggestions from the Planning Commission and shall get concurrence from the Site Plan Review committee. These revisions shall include at minimum:
 - a. The basement level units in the North Pavilion were originally proposed to be part of a two-story unit on either side of the courtyard. As stacked flats on the basement level, there is concern that the units will not have sufficient natural light. The applicant has provided assurances that these units will have adequate light via the open courtyard. A condition has been added to address this concern by providing sufficient detail or converting these back to two-story units.
 - b. A ground floor and roof deck landscaping plan shall be submitted to the satisfaction of the Director of Development Services. The plan shall identify landscape materials, hardscape materials, lighting and amenities (benches, lighting, fountains, etc.).
 - c. The live-work units on the eastern side of the North Pavilion do not have access to the street, and therefore, are not well-suited to function as live-work units. Revise the plans to call these units out as residential dwelling units. No physical design changes are required.

- d. The applicant has discussed accent detailing on the primary fins ("C"-channels) and up-lighting of the façade. Provide a color depiction and lighting plan for these features.
 - e. Provide a detail in the plans showing the elevated sidewalk on the 1st Street frontage, documenting adequate access to the commercial space and in passing by the project on the existing sidewalk.
 - f. The plans submitted for plan check review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee and Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee.
 - g. Final color and material samples for exterior elevations shall be reviewed and approved by the Site Plan Review Committee prior to issuance of any building permit.
 - h. A signage plan for the entire project shall be provided and approved prior to Certificate of Occupancy, including building identification sign, tenant signs and way-finding or other similar signage. The preferred primary building identification sign configuration would be similar in look to the "Edison" sign that was above the parapet in the original design, and could be located on the roof of the new penthouse units.
26. Exterior building materials shall include cement panels, reuse of the aggregate concrete panels, and other materials shown on the plans dated August 21, 2013, to the satisfaction of the Site Plan Review Committee.

Permitting/During Construction

- 27. Demolition permits for the exterior renovation or floor demolition shall not be issued until all project plans are reviewed and approved and building permits for the project are obtained by the applicant to the satisfaction of the Director of Development Services.
- 28. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
- 29. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.

30. 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.
31. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
32. Construction activities onsite shall conform to Rule 403 of the South Coast Air Quality Management District, including discontinuing construction during Stage II smog alerts (ozone more than or equal to 0.35 ppm.)
33. The following shall be implemented throughout construction to reduce emissions of nitrogen oxides:
 - a. When feasible, electricity from temporary power poles on site shall be utilized rather than temporary diesel or gasoline generators.
 - b. When feasible, on site mobile equipment shall be fueled by methanol or natural gas (to replace diesel-fueled equipment), or, propane or butane (to replace gasoline-fueled equipment).
 - c. Aqueous Diesel Fuel or biodiesel (B20 with retarded fuel injection timing), if available, shall be used in diesel-fueled vehicles when methanol or natural gas alternatives are not available (mitigation measure).
34. The following shall be implemented throughout construction to reduce emissions of ozone precursors ROC and NOx:
 - a. Equipment engines should be maintained in good condition and in proper tune as per manufacturer's specifications;
 - b. Schedule construction periods to occur over a longer time period (ie lengthen from 60 days to 90 days) during the smog season so as to minimize the number of vehicles and equipment operating simultaneously; and
 - c. Use new technologies to control ozone precursor emissions as they become readily available (mitigation measure).
35. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;

- b. Saturday: 9:00 a.m. - 6:00 p.m.; and
- c. Sundays: not allowed

- 36. Any unused curb cuts must be replaced with full height curb, gutter, and sidewalk, and any proposed curb cuts shall be reviewed, approved and constructed to the specifications of the Director of Public Works.
- 37. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and electrical power transformers, signal control boxes and the like on both the site plan and the landscape plan. The plans shall display an approval stamp from the respective agency requiring such apparatus. These devices shall be located on private property in building niches or insets and outside of any front, side, or rear yard area that is adjacent to a public street. Furthermore, landscaping or any other screening method approved by the Director of Development Services shall screen this equipment, as feasible, from view.
- 38. Prior to the issuance of a building permit, the applicant must submit complete on-site landscape and irrigation plans for the discretionary approval of the Director of Development Services. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees.
- 39. Prior to the issuance of any building permits, the applicant shall submit lighting plans and specifications for all exterior lighting fixtures and light standards to the Development Services Department for review and approval. The plans shall include a photometric design study demonstrating that all outdoor light fixtures to be installed are designed or located in a manner as to contain the direct rays from the lights on-site and to minimize spillover of light onto surrounding properties or roadways. All parking structure lighting shall be shielded and directed away from residential uses. Such lighting shall be primarily located and directed so as to provide adequate security.
- 40. Prior to the issuance of any building permits, the applicant shall submit plans and specifications for all building materials to the Development Services Department for review and approval. All structures facing any public street or neighboring property shall use minimally reflective glass and all other materials used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare. The use of glass with over 25 percent reflectivity shall be prohibited in the exterior of all buildings on the project site.

41. Prior to the issuance of any building permits, the applicant shall demonstrate to the Development Services Department that all night lighting installed on private property within the project site shall be shielded, directed away from residential uses, and confined to the project site. Additionally, all lighting shall comply with all applicable Airport Land Use Plan (ALUP) Safety Policies and FAA regulations.
42. Design and construction of the proposed building shall be engineered to withstand the expected ground acceleration that may occur at the project site. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. All on-site structures shall comply with applicable provisions of the current Building Code.
43. Appropriate geotechnical, and geo-engineering investigations, as mandated by the building codes, and City of Long Beach shall be performed prior to the design of any structure. Proper engineering design and conformance with recommendations presented in the comprehensive geotechnical report for the project, in compliance with current building codes are required by the City, will reduce the identified potential geotechnical impacts to a level that is less than significant.
44. Pursuant to the Long Beach Municipal Code Section 18.95.050 Development Construction: prior to the issuance of any building or grading permit for any project, the construction plans shall include features meeting the construction activities BMPs (CA-10 through CA-12, CA-20, CA-21 and CA-23, and CA-30 through CA-32) and the applicable provisions of the erosion and sediment control BMPs (ESC-1 through ESC-56) published in the "California Storm Water Best Management Practice Handbooks (Construction Activity) (1993)," and BMP (CD-4(2)) of the "Caltrans Storm Water Quality Handbooks, Construction Contractor's Guide and Specifications (1997)," to ensure that every construction site meets the requirements of the regulations during the time of construction (mitigation measure).
45. All trash or product pickups and deliveries shall be restricted to daytime operating hours (7:00AM to 10:00 PM Monday through Friday, and 8:00 AM to 10:00 PM on weekends).
46. Electrical power for construction shall be used to run air compressors and similar power tools.
47. For all noise generating construction activity on the project site, additional noise attenuation techniques shall be employed to reduce noise levels. Such techniques shall include, but are not limited to, the use of sound blankets on noise generating

equipment and the construction of temporary sound barriers between construction sites and nearby sensitive receptors.

48. The existing 8-inch water lines on Long Beach Blvd., East 1st St., Alta Way, and Alamo Ct. and existing 8-inch sewer line on E. 1st St., 10-inch and 18-inch sewer lines on Alamo Ct., and 8-inch sewer line on Alta Way shall be protected-in-place during construction. Per the Long Beach Water Department's (LBWD) Rules and Regulations, at no time will the Department approve plans that include landscaping (except grass or shallow root plantings) or structures (such as walls, drainage system, or permanent structures of any type) placed within existing easements or public rights-of-way.
49. Any existing water services that will not be utilized for the proposed project shall be removed or kill-tapped prior to start of construction within or around the easement area. Any existing sewer connections that will not be utilized for the proposed project shall be cut and capped at the main prior to start of construction within or around the easement area. The project applicant shall consult with LBWD for the required procedures on water and sewer service removal or abandonment.
50. For the sewer connection for the proposed project (if an existing connection is to be used), the project applicant shall confirm the structural integrity of the existing sewer lateral. Additionally, it shall be confirmed that the existing sewer lateral is sufficiently sized to handle the proposed discharge from the proposed building. If a sewer capacity study is determined to be necessary, the project applicant shall perform a flow monitoring and conduct a capacity calculation to be reviewed and approved by LBWD.
51. Prior to the start of any off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.). Plans shall be submitted for review and approval of the City Engineer, the City Traffic Engineer, Police and Fire Departments, public utility agencies, Long Beach Transit, and MTA Rail Operations, as applicable.
52. Any off-site improvements found to be damaged shall be replaced to the satisfaction of the Director of Public Works.
53. Temporary construction use of the portion of any adjacent alley, Long Beach Boulevard or 1st Street requires a temporary street occupancy permit (TSO) from the Public Works Department.

54. The Developer shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Developer to the satisfaction of the Director of Public Works.
55. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the public right-of-way must be obtained from the Public Works permit counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-6784.
56. All work within the public right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability Insurance and an endorsement evidencing minimum limits of required general liability insurance.
57. The Developer shall construct all improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the additional right-of-way shall be provided.
58. Easements shall be provided to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency. If any additional utility rights-of-way are determined to be necessary after completion of the project, said utility right-of-way shall be dedicated to the City of Long Beach by separate instrument.
59. The Developer shall provide for tree wells and new street trees with root barrier and irrigation along the perimeter of the project site. The Developer and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
60. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree well construction, tree planting and irrigation system work within the public right-of-way. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed, consistent with the landscaping plan.

61. The Developer shall submit a grading/drainage plan with hydrology and hydraulic calculations showing building elevations, drainage pattern and slopes for review and approval by the Director of Development Services and the Director of Public Works prior to the release of any building permit. If required to comply with the NPDES & SUSMP Regulations, structural or permanent BMP's shall be shown on the grading/drainage plan.
62. Any and all off-site improvements not completed prior to the issuance of the Certificate of Completion shall be secured by a Bond or Bonds to the satisfaction of the Director of Public Works.
63. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
64. The Developer shall repaint all traffic markings in the public right of way obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
65. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the current edition Manual on Uniform Traffic Control Devices (MUTCD), (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).