

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 570-6194 FAX (562) 570-6068

October 20, 2016

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review for the construction of an eight-story, 163-unit residential development at 230 W. Third Street in the Downtown Planned Development District (PD-30). (District 1)

APPLICANT: Sares-Regis Group
c/o David Powers
18825 Bardeen Avenue
Irvine, CA 92612
(Application No. 1603-20)

DISCUSSION

Third + Pacific (Project) is a multi-family development consisting of an 88-foot-tall building housing 163 residential units and 244 parking stalls. The building will occupy a single, 0.89-acre parcel within the Downtown Planned Development District (PD-30) (Exhibit A – Location Map). The site is located within General Plan Land Use District Number 7 – Mixed Uses (LUD 7), a District that intends for combinations of land uses – including high-density residential – that vitalize sites and give them more importance in the urban structure of the City. The rectangular site is a double corner lot with 316 feet of frontage along Third Street and 123-foot-long frontages on Cedar Avenue and Pacific Avenue. The site is improved as a surface parking lot that is not deed restricted or otherwise tied to an existing land use.

Land uses surrounding the Project include the five-story Sofi multi-family apartment building to the north, across Third Street; the seven-story Pine Square mixed-use development to the east, across Pacific Avenue; and the landmark-designated First Congregational Church to the west, across Cedar Avenue. Abutting the site to the south is the vacant, 1.72-acre 245 W. Broadway property. Development of the 245 W. Broadway site with the mixed-use, 222-unit Park Broadway project was approved by the Planning Commission on October 17, 2013. Shoring activities related to this development commenced in June 2016.

Development of the Project site was approved as part of the four-block Long Beach Civic Center project (Exhibit B – Approved Long Beach Civic Center Site Plan). Long Beach Civic Center project approvals include development of the site with a mid-rise, multi-family residential building containing up to 200 units, 235,000 square feet of gross floor area, and 250 parking stalls in a multi-level parking garage. These improvements were analyzed in the Civic Center project's Supplemental Environmental Impact Report (SEIR), which tiers from the PD-30 Program Environmental Impact Report that was certified in 2012. The SEIR was certified concurrent with Long Beach Civic Center project approvals in December 2015. The Project is consistent with the conceptual development parameters in the certified SEIR and approved under the Long Beach Civic Center entitlements. The Civic Center entitlements require Project site development to be subject to the Site Plan Review process, including approval by the Planning Commission.

The Project will cover approximately 90 percent of the site with building elements that extend to the property's three street frontages in accordance with PD-30 build-to line requirements, giving spatial definition to the site. The Project's five-foot south, interior property line setback has been designed as a private pedestrian walkway providing an east-west physical and visual connection through the site that helps to break down the block scale. The northern edge of the walkway will be bounded by five, two-level townhomes and their private patios. Two-story loft units will line portions of the building's three street frontages. Remaining ground floor uses include the recessed main lobby area, located mid-block on the Third Street frontage, and tenant amenity spaces.

The 163-unit Project features a range of unit sizes and types. The unit mix includes 17 studios (all 537 square feet), 92 one-bedroom flats (644 square feet – 835 square feet), 28 one-bedroom lofts (860 square feet – 901 square feet), 30 two-bedroom flats (969 square feet – 1,200 square feet), five two-bedroom lofts (1,216 square feet – 1,385 square feet), and five two-bedroom townhomes (all 1,300 square feet). PD-30 requires a minimum unit size of 600 square feet, but allows for a reduction of this minimum unit size standard (to 450 square feet) provided no more than 15 percent of all units are under 600 square feet. The development's private open space is consistent with PD-30 regulations, and the undersized units are high-quality and contain sufficient amenities so as to be desirable and livable. The 17 undersized studio units comprise 10.4 percent of the Project's total unit count. Furthermore, Project private open space is consistent with PD-30 regulations, and all studio units will feature a full range of amenities including an in-unit stackable washer and dryer, air conditioning, operable windows, full kitchens, and built-in closet spaces. Tenants within the studio units will also have full access to all Project common open space and amenity areas. Based on these features, the Site Plan Review Committee found the undersized studio units desirable and livable, and the added variety of unit sizes available to prospective tenants a Project benefit.

The Project site is located within the Height Incentive Area of PD-30, which permits buildings up to 240 feet tall, or 500 feet tall with sustainable design-related incentives

incorporated. The Project is proposed to be 88 feet tall (Exhibit C – Project Plans). The main mass of the building is located along the site's three street frontages, with the visual weight centered on the Third Street and Pacific Avenue intersection. At this intersection, the building stands a full eight stories. A dark composite panel material frames the corner, and the main building identification signage is located here. On the opposite, the west end of the building has been scaled-down so as to not impose or otherwise loom over the landmark-designated First Congregational Church, located directly across Cedar Avenue. The backside of the building, adjacent to the 245 W. Broadway property, will feature a podium-level height for approximately half the developed area, and seven- and eight-story heights for the west and east portions of the building, respectively. The Floor Area Ratio (FAR) for the Project, 3.6, is consistent with the Height Incentive Area's maximum FAR of 8.0.

Parking is provided in a four-level parking garage. Access to the garage will be from Pacific Avenue and Cedar Avenue. The Pacific Avenue driveway, designed as an entrance only, will provide access to ground level and second level parking areas. The two-way Cedar Avenue driveway will provide access to the ground level parking area and two levels of subterranean parking. The garage contains 244 parking stalls, a rate of 1.5 stalls per unit in excess of the PD-30 required on-site parking rate of 1.25 stalls per unit. The Project is therefore compliant. Among the 244 parking stalls are 12 electric vehicle parking stalls evenly distributed among all levels of parking, three per level. A ground floor bicycle kitchen, located adjacent to the garage's Pacific Avenue entrance, will provide secure parking and storage for 50 bicycles. The garage also features 16 secured tenant storage rooms in accordance with PD-30's personal storage requirements.

The Project includes 15,324 square feet of common and private open space areas. The primary outdoor open space area is the 7,200-square-foot courtyard located on the building's podium level. The podium courtyard area features a swimming pool, lounge furniture and cabanas, and an entertainment area with table seating, a linear fireplace, and a barbeque counter. The courtyard also features decorative pavers and landscaping. A 1,480-square-foot roof deck on the seventh floor will provide additional outdoor open space. The roof deck features a lounge area with a barbeque counter and table seating, and a separate terrace area with a fireplace, lounge furniture, and gaming area. The outdoor open space areas equate to 22 percent of lot area, a figure exceeding PD-30's requirement that outdoor open space areas comprise at least 20 percent of the lot area. The Project's indoor open space areas consist of a ground floor, 2,177-square-foot fitness room, a 635-square-foot community room adjacent to the podium courtyard, and a 750-square-foot community room adjacent to the seventh floor roof deck. PD-30 requires developments of 21 or more units to provide at least one community room of 500 square feet or more. The Project is consistent with this standard. Furthermore, private open space is provided for at least 50 percent of units in accordance with PD-30 regulations. These private open space areas come in the form of patios, balconies, and roof terraces.

The Project features distinct architecture that incorporates high-quality building materials (Exhibit D – Findings of Approval). Materials proposed for the exterior of the building include cement plaster, metal panels, concrete, glass, and anodized aluminum. The use of generally light colors in paint and finishes combines with building fenestration to achieve a clean and inviting building aesthetic. The Project has a clean, contemporary aesthetic that's successfully incorporated into all four sides of the building. Final Project design features visually interesting, complementary construction materials, colors, and finishes that are reflective of the high-quality of design sought for downtown projects. To achieve downtown development sustainability objectives, the Project has been designed to meet, at minimum, the LEED certified standard of performance. Further, the Project will be designed to meet current Title 24 plus 20 percent energy efficiency standards, and include rooftop photovoltaic cells to achieve an additional 25 percent reduction in electricity use, in accordance with Long Beach Downtown Plan PEIR mitigation measures.

On-site Project landscaping consists primarily of plantings within the south setback/walkway area, the third floor courtyard, and the seventh floor roof deck. Additional plantings, primarily within concrete planters, will wrap the building at street level. Street trees within the adjacent rights-of-way will be planted in accordance with PD-30's designated (Pacific Avenue: *Tabebuia caryotricha*, *Washingtonia filifera*) and non-designated (Third Street: *Pyrus kawakamii*; Cedar Avenue: *Podocarpus gracilior*) street tree list. Additionally, all sidewalks adjacent to the site will be replaced to City standards. The existing bus stop and bus turnout lane on Pacific Avenue adjacent to the site will be removed, and a new bus stop designed to Long Beach Transit standards will be installed as part of Project activities (Exhibit E – Conditions of Approval).

PUBLIC HEARING NOTICE

Public hearing notices were distributed on October 4, 2016, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. At the time of writing of this report, staff has received no questions or comments, written or otherwise, from the public regarding this project. All written public testimony received following preparation of this report will be provided to the Planning Commission prior to the hearing.

ENVIRONMENTAL REVIEW

Development of the site with a multi-family residential project containing up to 200 units, 235,000 square feet of gross floor area, and 250 parking stalls was approved as part of the Long Beach Civic Center project. These improvements were analyzed in the Civic Center project's Supplemental Environmental Impact Report, which tiered from the Downtown Plan's Program Environmental Impact Report that was certified in 2012. No additional environmental review for the subject proposal is required.

Respectfully submitted,

Linda J. Jaker

LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

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AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:

- Exhibit A – Location Map
- Exhibit B – Approved Long Beach Civic Center Site Plan
- Exhibit C – Project Plans
- Exhibit D – Findings of Approval
- Exhibit E – Conditions of Approval

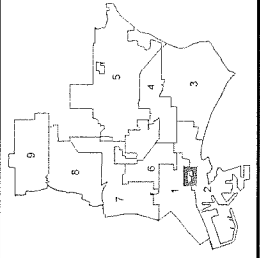
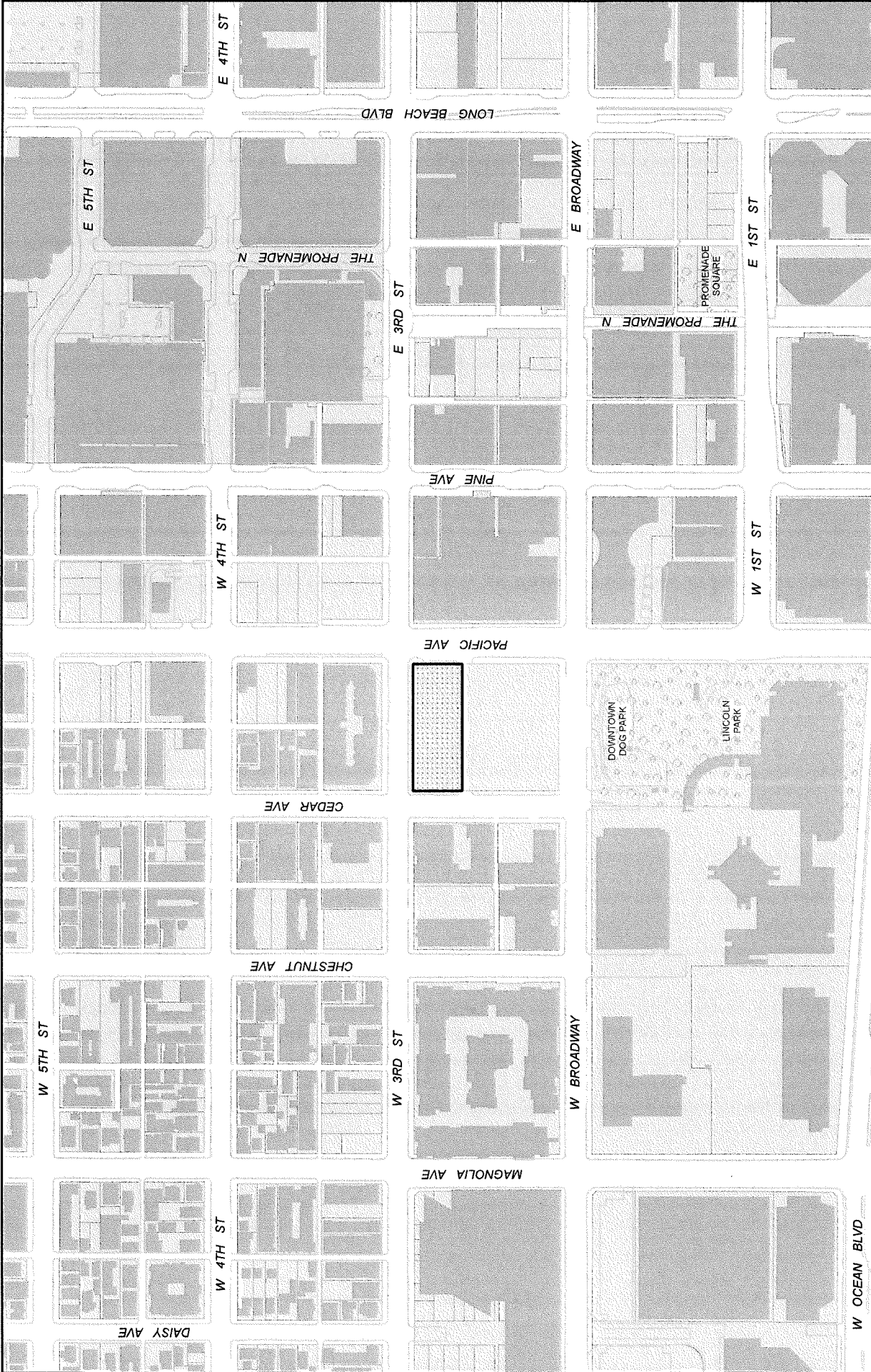
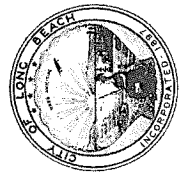


Exhibit A

Subject Property:
230 W 3rd St
Application No. 1603-20
Council District 1
Zoning Code : PD-30



**SITE PLAN REVIEW FINDINGS
230 W. Third Street
Application No. 1603-20
October 20, 2016**

Pursuant to Section 21.25.506 of the Zoning Ordinance, the Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

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;

The Third + Pacific project (Project) is a 163-unit multi-family residential development on a single, 0.89-acre parcel within the Downtown Planned Development District (PD-30). The development encompasses a single, eight-story, 88-foot-tall building that contains the residential units, indoor and outdoor amenity and open space areas, and 244 parking stalls located within a four-level parking garage. The development would improve a double corner lot site bounded by Third Street to the north, Cedar Avenue to the west, and Pacific Avenue to the east. The site shares a lot line with the 245 W. Broadway property to the south, location of an approved 222-unit, mixed-use development that is currently in the early stages of construction.

The Project is harmonious, consistent, and complete within itself. The development will provide new, quality housing on an underutilized site within the City's downtown, enhancing the downtown environment. The Project has been designed to fit within its site and is of a compatible height and scale to adjacent uses. The visual weight of the building is greatest on its east end, the portion of the site nearest Pacific Avenue, the Metro Blue Line track, and Pine Avenue, the heart of downtown. The Third Street and Pacific Avenue corner features a double-height storefront system to activate the street frontage and support pedestrian activity. The west end of the building has been scaled-down so as to not impose or otherwise loom over the landmark-designated First Congregational Church, located directly across Cedar Avenue.

Building elements extend to the property's three street frontages in accordance with PD-30 build-to line requirements, giving spatial definition to the site. The Project's five-foot south, interior property line setback has been designed as a private pedestrian walkway providing a physical and visual connection through the site that helps to break down the block scale. The two entrances to the Project's

parking garage – one off Pacific Avenue and one off Cedar Avenue – are located on opposite ends of the building to allow for minimal disruption of the building's primary (north) façade.

The Project includes a range of unit types (studios, flats, lofts, and townhomes) and unit sizes (537 square feet – 1,387 square feet), adding to the diversity of housing stock in the downtown. The Project's 17 studio units measure 537 square feet, a figure below PD-30's minimum unit size standard. PD-30 allows for a reduction in minimum unit size provided no more than 15 percent of all units are under 600 square feet, the development's private open space is consistent with PD-30 regulations, and the undersized units are high-quality and contain sufficient amenities so as to be desirable and livable. The 17 undersized studio units comprise 10.4 percent of the Project's total unit count. Furthermore, Project private open space is consistent with PD-30 regulations, and all studio units will feature a full range of amenities including an in-unit stackable washer and dryer, air conditioning, operable windows, full kitchens, and built-in closet spaces. Tenants within the studio units will also have full access to all Project common open space and amenity areas. The undersized units have therefore been found to be attractive and livable.

The Project has a clean, contemporary aesthetic that's successfully incorporated into all four sides of the building. Final Project design features visually interesting, complementary construction materials, colors, and finishes that are reflective of the high-quality of design sought for downtown projects.

B. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES, OR THE GENERAL PLAN;

The Project site is located within the Height Incentive Area of PD-30. Design guidelines in effect at the site are found in Section Four of the Downtown Plan, Design Standards. Section Four includes overall standards that apply to all development projects and standards by building type. The Project is consistent with the listed general guidelines, which include scale and massing criteria and the use of pedestrian-oriented streetscape design. The Project is also consistent with the criteria set forth in the Downtown Plan for mid-rise buildings (identified as those buildings being 7-13 stories tall).

Mid-rise design guidelines include designing projects with surrounding uses in mind. The massing and design of the Project shows a sensitivity to adjacent buildings, in particular the First Congregational Church. On its west-end, the building transitions to a lower height nearest the Cedar Avenue frontage, which borders the church. The Project is consistent with the design guidelines in a

number of other ways as well, including the provision of architectural variation between ground floor uses and upper floor uses, the incorporation of an interesting series of projections throughout the Project (ground floor uses contain porch and patio elements, upper floors contain an orderly series of balcony projections, and the west elevation features powder-coated metal shade fin projections, for example), roof line variation, and the thoughtful integration of transit amenities such as a new and improved Pacific Avenue bus stop, a bicycle kitchen within the parking garage, and a secure bicycle storage/parking facility that can accommodate up to 50 bicycles.

The General Plan offers no design specifications for development in Land Use District 7 (LUD 7) – Mixed Uses.

C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE IS POSSIBLE;

The 0.89-acre project site is improved as a parking lot. Vegetation on-site consists of 12 trees in generally unhealthy condition and several rows of shrubs located primarily along the site's perimeter. On-site trees are not significant or protected trees and are to be removed as part of Project activities. Replacement on-site landscaping will consist primarily of plantings within the south setback/walkway area, within the building's third floor courtyard, and on the seventh floor roof deck. Additional plantings, mainly within concrete planters, will wrap the building at street level.

The rights-of-way abutting the site currently contain ten street trees – seven along Third Street, three along Cedar Avenue, and none along Pacific Avenue. All existing street trees are to be removed as part of Project activities. Removed trees will be replaced by eighteen new street tree plantings – ten along Third Street, five along Cedar Avenue, and three along Pacific Avenue. All street trees to be planted within the rights-of-way abutting the project site will be planted in accordance with PD-30's street tree guidelines and contain pre-approved downtown street tree species (Third Street: *Pyrus kawakamii*; Cedar Avenue: *Podocarpus gracilior*; and Pacific Avenue: *Tabebuia caryocarpa*, *Washingtonia filifera*).

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

The developers will be required to comply with all public improvement requirements found by the Department of Public Works to apply to this project. The increase in on-site density and the potential pedestrian and transit traffic generated by users of this particular development necessitates these public improvements.

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

The Project contains less than 25,000 square feet of new, non-residential development and thus will be exempt from Transportation Demand Management requirements. However, the Project has incorporated many Transportation Demand Management elements into its design. A ground floor bicycle kitchen, located adjacent to the garage's Pacific Avenue entrance, will provide secure parking and storage for 50 bicycles. As part of the Project's off-site improvements, a new bus stop will be provided in the Pacific Avenue right-of-way adjacent to the building. This stop is one of six Long Beach Transit stops within one block of the Project site. Additionally, Los Angeles Metro Blue Line stops are conveniently located within walking distance north (at Pacific Avenue and 4th Street) and south (at Pacific Avenue and 1st Street) of the Project site. The Project's bicycle amenities and proximity to existing local and regional transit services will figure to reduce vehicular trips to and from the site and reduce vehicle miles traveled.

F. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

The Project contains over 50 new dwelling units and is thus subject to meeting the intent of Leadership in Energy and Environmental Design (LEED) at the certified level. The section's other green building requirements – one bicycle parking stall for every five residential units, solar-ready rooftops, and designated recyclable materials collection areas in all Project trash collection area – will also be met. Furthermore, the Project will comply with all Downtown Plan Final Program Environmental Impact Report and Civic Center Project Supplemental Environmental Impact Report Mitigation Measures, including the requirement that the Project be designed to meet Title 24 + 20 percent energy efficiency standards, including the installation of photovoltaic cells on the building's rooftop to achieve an additional 25 percent reduction in electricity use on an average sunny day.

CONDITIONS OF APPROVAL
230 W. Third Street
Application No. 1603-20
October 20, 2016

1. This Site Plan Review approval allows for the construction of Third + Pacific, a multi-family residential development consisting of an eight-story building containing 163 units and 244 vehicle parking stalls within a four-level parking garage.
2. All work shall be carried out in accordance with the activities shown on plans received by the Department of Development Services, Planning Bureau, dated August 23, 2016.
3. The applicant shall comply with all applicable Mitigation Measures adopted in the Mitigation Monitoring and Reporting Program from both the Downtown Plan Final Program Environmental Impact Report and the Civic Center Project Supplemental Environmental Impact Report. Additionally, all applicable Civic Center project conditions of approval under Application No. 1504-04 shall remain in full force and effect. If individual conditions from Application No. 1504-04 are superseded by more restrictive conditions under the subject permit, the more restrictive condition(s) shall apply.
4. The applicant shall continue to work with staff on the design of the private paseo south of the building. Final design of the private paseo, including any south property line barrier(s), shall be subject to review and approval by the Site Plan Review Committee prior to the issuance of a foundation or superstructure permit, whichever occurs first.
5. The applicant shall consider methods to prevent the location of satellite dishes on individual balconies. These methods include, but are not limited to, the provision of a designated common area for satellite dish location such as the roof.
6. The existing Pacific Avenue bus shelter adjacent to the site shall be removed and replaced. Final design and location of the replacement bus shelter shall be subject to Long Beach Transit and City Traffic Engineer review and approval.
7. The Department of Public Works submits the following requirements for the proposed development at 230 W. Third Street:

To Process off-site improvements, contact the Plan Check Coordinator, Jorge Magana at (562) 570-6678.

PUBLIC RIGHT-OF-WAY

- a. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the City Engineer. If a dedication of additional right-of-way is necessary to satisfy ADA requirements during the plan checking process, the right-of-way dedication way shall be provided.

- b. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
- c. The Developer proposes architectural projection encroachments in the public rights-of-way that include signage, balconies and awnings. Constructed plan shall be submitted to Public Works for all projections over the public rights-of-way to be reviewed for approval as to compliance with California Building Code Chapter 32, to the satisfaction of the Director of Public Works.
- d. The Developer shall quitclaim the relocated storm drain and abandon sewer main Easement to the satisfaction of the Director of Public Works.

ENGINEERING BUREAU

- e. The Developer shall provide for the reconstruction of the 3rd Street/Pacific Avenue corner curb extension sidewalk and gutter work adjacent to the development site along Pacific Avenue. Sidewalk widening improvements shall result in a 15-foot-wide paved sidewalk, which may narrow down to a minimum width of 12 feet matching the dedicated sidewalk width adjacent to the property at 245 West Broadway. If a dedication of additional sidewalk width is required to maintain a minimum sidewalk width of 12 feet, the right-of-way dedication shall be provided to the satisfaction of the Director of Public Works.
- f. The Developer's site plan proposes to construct sidewalk and curb extensions along Cedar Avenue. The extensions proposed indicate eliminating three or more public street parking spaces. The Developer shall provide for new Public Street parking location(s) or compensate for the loss of parking revenue to the satisfaction of the Director of Public Works.
- g. Work within 10 feet of the metro rail line along Pacific Avenue requires a permit from the Los Angeles County Metropolitan Transportation Authority. The Developer shall contact the Los Angeles County Metropolitan Transportation Authority, Rail Operations Control for information and requirements to obtain a "Track Allocation/Work Permit". Contact Jose Serrano at (323) 563-5068 (serranoj@metro.net) prior to the storm drain construction.
- h. Pacific Avenue is under a five-year moratorium expiring in 2021. Prior to any work within the Pacific Avenue roadway, the Developer shall contact the City to obtain written approval to construct and/or improve the roadway.
- i. The Developer shall be responsible for the maintenance of the off-site

improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities, adjacent to the project site and along the truck route shall be reconstructed or replaced by the Developer to the satisfaction of the City Engineer.

- j. All sidewalks, curbs, and curb gutter improvements conditioned on this development shall be constructed with Portland cement concrete per plans reviewed and approved by Public Works and to the satisfaction of the City Engineer.
- k. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the City Engineer
- l. The Developer shall reconstruct curb, curb gutters, and the entire width of sidewalk pavement adjacent to the site along 3rd Street and Cedar Avenue. 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).
- m. The Developer shall resurface the entire width of Pacific Avenue, if Pacific Avenue roadway improvement is required and approved by the City Council. Resurfacing shall be from Broadway to 3rd Street, to the satisfaction of the Director of Public Works.
- n. The Developer shall provide easements to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency.

OFF-SITE IMPROVEMENTS

- o. The Developer shall be equally conditioned and responsible for the entire width resurfacing of Cedar Avenue from Broadway to 3rd Street to the satisfaction of the Director of Public Works. The Developer will collaborate with the Broadway Property Company or current property owner/developer of 245 West Broadway to coordinate Cedar Avenue improvement efforts.
- p. The Developer shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet require a variance; contact the Traffic and Transportation Bureau at (562) 570-6331 to

request additional information regarding driveway construction requirements.

- q. All work within the public right-of-way must be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. 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.
- r. 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 a Public Works permit. Permits must be obtained from the Public Works Records counter, City Hall, 333 West Ocean Boulevard, (562) 570-6342.
- s. The Developer shall provide for new street trees with root barriers and irrigation along Pacific Avenue and Cedar Avenue adjacent to the project site per Long Beach Municipal Code Chapter 21.42.060. The Developer and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- t. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work on Pacific Avenue. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.

TRAFFIC & TRANSPORTATION

- u. There is a high volume Long Beach Transit bus stop on Pacific Avenue fronting of this property. Architectural design for this project shall reflect the presence of the bus stop. Ideally, amenities such as a roof overhang for shelter and architectural seating for bus patrons should be integrated into the project. Enhanced paving should be provided for the bus stop area. The Developer should collaborate with Long Beach Transit and the City to satisfy conditions for the bus stop enhancements.
- v. The Developer's site plan does not indicate the existence of the Long Beach Transit bus stop on Pacific Avenue adjacent to the project site. If the developer is purposing the relocation of the bus stop, the developer shall provide for the relocation at no expense to the City. The Developer shall provide plans to the City and to Long Beach Transit for review and approval.

- w. The Developer shall contact Long Beach Transit prior to performing any work adjacent to the bus stop on Pacific Avenue for bus stop rerouting requirements.
- x. A traffic report/study must be prepared for this project, under the supervision of and approved (stamped) by a registered Traffic Engineer in the State of California. In addition, any proposed physical street improvements must include a scaled drawing stamped by a registered civil engineer.
- y. The Developer 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.
- z. 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.
- aa. The Developer shall restripe the resurfaced streets in connection to this development, repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- bb. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- cc. 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 edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- dd. Prior to approving an engineering plan, all projects greater than 1-acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the Developer or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit, or wish to obtain an application, please call the State Regional Board office at (213) 266-7500 or visit their website for complete instructions at www.waterboards.ca.gov/stormwtr/construction.html. Left-click on the Construction General Permit 99-08-DWQ link.

LONG TERM MAINTENANCE

- ee. The Developer and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the 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 rights-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.

Standard Conditions:

- 8. The applicant shall comply with all comments from the Long Beach Police, Gas & Oil, Public Works, Water, Fire and Building Departments.
- 9. 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.
- 10. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
- 11. The plans submitted for plan 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 or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
- 12. Prior to the issuance of a building permit, the applicant must depict all utility apparatus such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
- 13. 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.
- 14. All rooftop mechanical equipment shall be fully screened from public view in compliance with the Section 21.31.265 of the Zoning Code and PD-6 standards for rooftop screening. 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 screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.

15. 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.
16. 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.
17. 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.
18. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
19. 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.
20. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
21. Prior to issuance of any Grading or Building Permit, the applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.
22. 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.
23. 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.

24. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the 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. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Director of Development Services.
25. 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.
26. 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.
27. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
28. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
29. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
30. 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.

31. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
- Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - Saturday: 9:00 a.m. - 6:00 p.m.; and
 - Sundays: not allowed
32. This permit and all development rights hereunder shall terminate three years from the effective date final action date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
33. 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 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).
34. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
35. 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).
36. 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.
37. 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.
38. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.

39. 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.
40. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
41. Any graffiti found on site must be removed within 24 hours of its appearance.
42. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
43. Exterior utilities such as the Fire Department Connection, backflow device and transformers shall be fully screened by landscaping to the satisfaction of the Director of Development Services.
44. Prior to issuance of any Grading or Building Permit, the Project Applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.
45. 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.