



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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January 19, 2017

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council adopt Mitigated Negative Declaration 16-16 and approve a Zone Change for three parcels located at 2640 N. Lakewood Boulevard, 2610 N. Lakewood Boulevard and 4141–4217 Willow Street from the Regional Highway District (CHW) zone to Willow Street Center Planned Development District (PD-27), a Conditional Use Permit, and Site Plan Review for the construction of a new six-story hotel (Staybridge Suites) located at 2640 N. Lakewood Boulevard. (District 5)

APPLICANT: YHB Hospitality
Young Sun Kim
2460 N. Lakewood Boulevard
Long Beach, CA 90815
(Application 1505-20)

DISCUSSION

The project site is located on the east side of Lakewood Boulevard between the Interstate 405 freeway and Willow Street, at 2640 North Lakewood Boulevard, and is approximately 5.6 acres. (Exhibit A – Location Map). The Long Beach Airport is located just north of Interstate 405. The project consists of a new six-story hotel with a new outdoor pool area and a new two-level parking structure. The project site is located within the Regional Highway District (CHW) zone and is designated as Land Use Element #8 “Major Commercial Corridor”.

The site is currently developed with a thirteen-story, 172-guest room hotel - Holiday Inn (built in 1967), a two-story, 50-guest room hotel (built in 1978), a 10,648-square-foot conference center (built in 1978) and several ancillary buildings (laundry facility and offices/employee locker rooms), with surface parking. The two-story, 50-guest room hotel building and the associated outdoor pool will be demolished in order to construct the new six-story hotel.

The proposed new hotel will feature 125 guest rooms, 2,498 square feet of conference space and a fitness center, totaling 94,299 square feet of area. A new outdoor pool area, a two-level parking structure and surface parking lot and landscape improvements are also included in the project and will be shared by guests of both the Holiday Inn and

the new hotel. (Exhibit B - Plans).

The new hotel will be located on the same footprint as the two-story hotel. The outdoor pool, located between the two existing hotels, will be demolished and replaced with new landscaping. A new outdoor pool will be located east of the new hotel (west of the conference center). The new parking structure will be located along the east property line (adjacent to the Interstate 405 freeway), replacing the existing surface parking.

The new six-story hotel will be 73'-0" in height. The building exterior will feature smooth cement plaster and stone tiles. The ground-level exterior will be clad in cream-colored manufactured stone tile, while the upper levels will be finished with a smooth-toweled cement plaster finished in brown and blue earth tone colors. Accent features of the facade will consist of clear glazing framed in aluminum.

The length of the ground-floor facade includes a colonnade of square columns clad in manufactured stone tile, supporting a flat dropped roof that projects from the façade of the building. A metal awning marks the central primary entrance and porte cochere. The building will feature a flat roof consisting of parapets with varying heights.

The project site is currently zoned Regional Highway Commercial District (CHW), which has a maximum building height allowance of 28 feet or two stories. In order to allow for the proposed building height, the applicant is requesting a Zone Change to include the site in the Willow Street Center Planned Development District (PD-27) which allows a maximum height of 230 feet or 20 stories.

PD-27 currently covers a 10-acre area along Willow Street, approximately 425 feet west of the project site (Exhibit C – PD-27 Map). PD-27 was intended to encourage high quality commercial development along Willow Street. If approved, this hotel will conform to the regulations specified in the PD-27 Ordinance, in addition to complying with the Federal Aviation Administration height restrictions related to air navigation.

Planned Development boundaries, such as the boundaries of PD-27, are required to be contiguous. Therefore, in order for the project site to be included in the boundaries of this district, the zoning for the area in between the current PD-27 boundary and the project site would also need to be changed. As a result, two separate parcels, addressed as 4141–4217 Willow Street and 2610 N. Lakewood Boulevard, will be included in this request for Zone Change. (Exhibit D – Proposed PD-27 map).

The proposed Zone Change would potentially accommodate additional development of increased height on the two parcels. No development project has been submitted for these properties at this time and there are no reasonably foreseeable development proposals for either site in the future. Any new project proposed on these sites will require separate Site Plan Review and have to be analyzed in accordance with the environmental review provisions of the California Environmental Quality Act (CEQA).

The project site is designated as Land Use Element #8 "Major Commercial Corridor".

The objectives of this land use is for *“retail uses to be community or regional serving, rather than for local or neighborhood service. They should be large scale with ample on-site parking, not relying on curbside parking for primary customer service. Visitor serving facilities, such as motels and hotels, are consistent, providing they conform to current codes and ordinances. Tall structures (over 5 stories) are consistent where permitted by the zoning regulations.”* The new hotel meets the objectives of the General Plan as it is a “visitor serving facility” in addition to serving the community in general and will meet the development standards for the PD-27. In addition, the Zone Change will allow the applicant the ability to improve the site with a new updated facility as well as providing the opportunity for reinvestment into the community.

PD-27 permits a hotel use upon the approval of a Conditional Use Permit (CUP). The applicant has included the request for a CUP in conjunction with this application for a Zone Change. In order for the Planning Commission to grant approval of a CUP, positive findings must be made consistent with the CUP criteria in the Zoning Ordinance. New hotel developments are reviewed to ensure that the development is compatible within the community and that the design is of high quality. The hotel’s design and its physical location were analyzed to ensure compatibility with the surrounding neighborhood. The site’s proximity to the airport and the freeway provides compatibility to the surrounding commercial area and the high quality design of the building with new landscaping will result in a positive improvement to the site and the surrounding commercial area.

The Holiday Inn hotel was developed in 1967 and the two-story hotel and conference center were developed in 1978. At the time of construction 51 parking stalls were required for both hotels, 24 spaces were required for the restaurant and 87 spaces were required for the conference center.

LBMC Section 21.27060(B) provides regulations for expansion to nonresidential uses with nonconforming parking. *“A conforming nonresident use with nonconforming parking maybe expanded or intensified as long as parking is provided for the expansion or intensification in accordance with current parking standards. The required number of spaces shall be calculated based on the additional square feet of new construction or other applicable unit of measurement.”*

The proposed project will result in a net increase of 125 new guestrooms, which requires 125 additional parking spaces, and 2,496 square feet of new meeting rooms, which requires 50 additional parking spaces.

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The table below provides the parking requirements for the site.

Use	Total	Ratio	Required
Existing Tower Hotel	172 rooms	20 spaces plus 1 space for each 4 guest rooms in excess of 100	38
Existing Conference	10,648	20 spaces plus 1 space per each additional 125 sf in excess of 2,400 sf	86
Existing Office	1,589	4 per 1000	6
Existing Restaurant	3,500	Set value based on square footage	24
New Hotel	75 rooms (net increase)	1 space per guest room	125
New Conference	2,496	20/1000	50
	Total Required		329
	Provided		385

As shown in the table above, the proposed project meets the parking requirements. However, because the parking requirements of today's codes significantly differ from the 1957 codes, we requested a parking demand study be prepared.

A shared parking study analyzed the parking demand for the existing and proposed hotel to ensure adequate parking and to prevent any spillover or traffic impacts. The parking study analyzed two scenarios for weekday and weekend usage, (based on the methodology in the Urban Land Institute's (ULI) current Shared Parking, 2nd Edition manual). The first scenario analyzed the site without any adjustments. The second scenario analyzed the site utilizing shuttle service and alternative forms of transportation such as taxis and Uber. With no adjustments, it is estimated that the peak parking demand would be 375 spaces, occurring from 12:00 PM to 2:00 PM for both weekday and weekend periods. With the inclusion of the alternative transportation modes, the peak parking demand would also occur between 12:00 PM and 2:00 PM, but it would decrease to 323 spaces for both weekday and weekend periods.

According to the study, the peak parking demand would range from approximately 323 to 375 spaces by utilizing a shared parking scenario. The existing site currently provides 349 surface parking stalls. The proposed project includes construction of a two-level parking structure where surface parking is located, which will increase the onsite parking supply to 385 parking stalls. As 385 parking spaces are proposed on-site, no parking deficiency is anticipated to occur in the scenario described.

The parking study anticipates that a surplus of approximately 10 to 62 spaces would occur. Due to the site's proximity to the airport, it is anticipated that many guests will use shuttle service and other forms of transportation. Additionally, it is typical for hotel employees to use alternative forms of public transportation, and carpool/vanpool

opportunities. The hotel currently provides shuttle service for guests to and from the airport.

On February 24, 2016, the Site Plan Review Committee reviewed the project design and was generally supportive of the project. The Committee recommended several modifications to building elevations, which related to incorporating additional windows on the south elevation and using alternative building colors to enhance the front elevation. The applicant redesigned the elevations to incorporate additional windows, created more balance to the front elevation and expanded use of the blue accent color to the other elevations.

The plans were reviewed by the Public Works Department to ensure proper onsite circulation as well as to identify improvements to the public right-of-way. Public Works recommended that one driveway approach along Willow Street be closed to avoid potential impacts due to the proximity to the 405 freeway off-ramp. This improvement is reflected on the site plan.

The project requires a Zone Change, a Conditional Use Permit, and a Site Plan Review approval for the construction of the proposed project. Staff is able to make positive findings for each of the requested entitlements, and the project meets the requirements and the intent of the Zoning Regulations for the approval of these permits (Exhibit E - Findings). Staff has included conditions of approval to ensure that the objectives of consistent, high-quality design for this project will be met, and the interests of the City will be protected (Exhibit F - Conditions of Approval).

PUBLIC HEARING NOTICE

A total of 121 Public Hearing notices were distributed on January 4, 2017, in accordance with the provision of the Zoning Ordinance. No comments have been received as of the preparation of this report.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Mitigated Negative Declaration (MND) (Exhibit G- Mitigated Negative Declaration 16-16) was prepared for the proposed project. The MND provided three mitigation measures addressing potential biological and cultural resource impacts, specifically disturbing nesting birds and general ground disturbing events during construction. These mitigation measures are included as conditions of approval. The MND was distributed to public agencies and made available for public review and comment for a CEQA-required 30-day NOP review period that started on November 16, 2016 and ended on December 15, 2016. No comments were received during this review period. The Final MND determined that the project, in compliance with all recommended mitigation measures, would not result in any significant adverse environmental impacts.

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The preparation and public availability of this MND has been carried out in compliance with the provisions of CEQA and the CEQA Guidelines. Staff therefore recommends the Planning Commission make a recommendation that the City Council certify MND 16-16 and approve a Zone Change for three parcels located at 2640 N. Lakewood Boulevard, 2610 N. Lakewood Boulevard and 4141-4217 Willow Street from the Regional Highway District (CHW) zone to Willow Street Center Planned Development District (PD-27), a Conditional Use Permit, and Site Plan Review for the construction of a new six-story hotel (Staybridge Suites) located at 2640 N. Lakewood Boulevard.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:gc

Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans
- Exhibit C - Current PD-27 Map
- Exhibit D – Proposed PD-27 Map
- Exhibit E – Findings
- Exhibit F – Conditions of Approval
- Exhibit G – Mitigated Negative Declaration

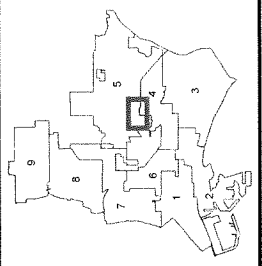
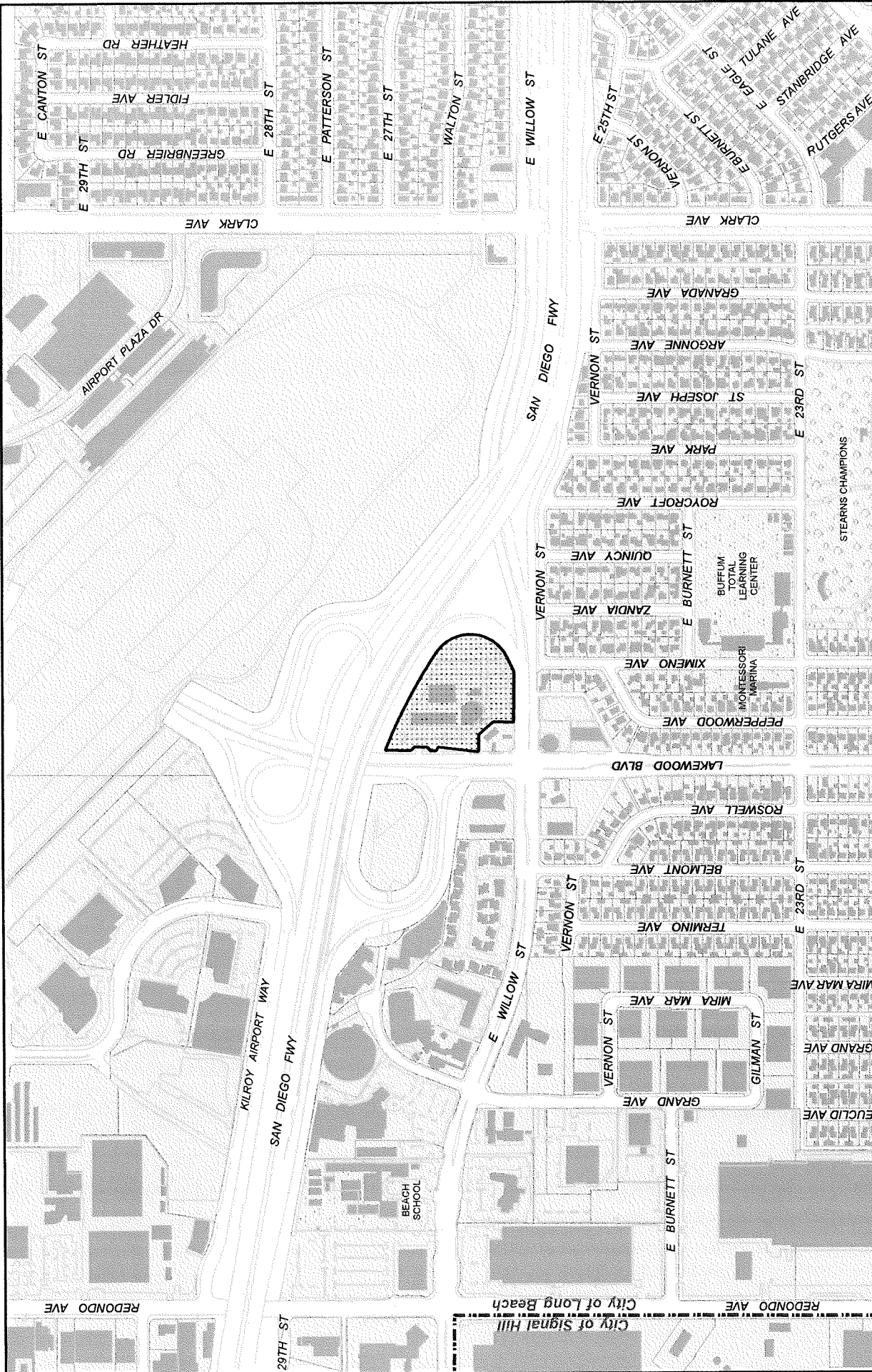
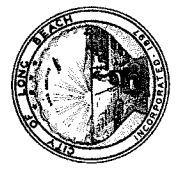


Exhibit A



Subject Property:
 2640 N Lakewood Blvd
 Application No. 1505-20
 Council District 5
 Zoning Code : CHW



ZONE CHANGE, CONDITIONAL USE PERMIT, AND SITE PLAN REVIEW FINDINGS

2460 N. Lakewood Avenue

Application No. 1505-20

January 19, 2017

Zone Change

In all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel:

- 1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND**

The Zone Change is proposed over three commercial parcels, addressed as 2640 N. Lakewood Boulevard, 2610 N. Lakewood Boulevard and 4141-4217 Willow Street. All three parcels are surrounded by commercial uses, with the hotel parcel abutting the freeway. All three parcels are currently zoned "CHW" (Regional Highway District). The rezoning to PD-27 (Willow Street Planned Development) will not adversely affect the character or livability to the surrounding area as all of the current land uses will remain the same - hotel, retail with a car wash and a gas station. All new development proposals will require a new Site Plan Review and applicable California Environmental Quality Act (CEQA) reviews which will address character and appropriate development for future development of the parcels which will be evaluated upon submittal.

- 2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN; AND**

The proposed zone change will continue to achieve the goals and objectives stated in the General Plan. The project site is designated as Land Use Element #8 "Major Commercial Corridor". The objective of this land use is for "retail uses to be community or regional serving, rather than for local or neighborhood service. They should be large scale with ample on-site parking, not relying on curbside parking for primary customer service. Visitor serving facilities, such as motels and hotels, are consistent, providing they conform to current codes and ordinances. Tall structures (over 5 stories) are consistent where permitted by the zoning regulations." The new hotel meets the objectives of the General Plan as it is larger and will serve the community.

- 3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.**

The proposed change is not a rezoning of an existing mobile home park.

Conditional Use Permit

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Planning Commission shall not approve a Conditional Use Permit unless all of the following findings are positive. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The subject site, addressed as 2640 N. Lakewood Boulevard, is located in General Plan Land Use District (LUD) No. 8, "Major Commercial Corridor". LUD No. 8 intends for "retail uses be community or regional serving, rather than for local or neighborhood service. They should be large scale with ample on-site parking, not relying on curbside parking for primary customer service. Visitor serving facilities, such as motels and hotels, are consistent, providing they conform to current codes and ordinances." Hotel use meets the objectives of the land use district and the regulations of the new zoning designation PD-27. The proposed hotel will comply with all zoning regulations.

- 2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

The subject site, addressed as 2640 N. Lakewood Boulevard, is currently occupied by two separate hotels. The new six-story hotel will replace the older two-story hotel and will be located within the same footprint. The existing thirteen-story hotel will remain. The new hotel is set back approximately 100-feet from Lakewood Boulevard and abuts the 405 freeway to the east which provides sufficient buffering from adjacent properties. The new hotel is not expected to be detrimental on the surrounding community, as a hotel use has been in operation since 1967. The new hotel will improve the health, safety and general welfare of the surrounding community as it will replace an older development and enhance visitor-serving amenities. As conditioned, the development under this permit would be in compliance with all such regulations to safeguard against negative impacts.

- 3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.**

Pursuant to Long Beach Municipal Code Section 21.52.235, all proposals for new hotels, motels or inns shall comply with the following conditions related to intensity, location, crime, design, open space, parking and security.

The site is currently developed with a thirteen-story, 172-guest room hotel (Holiday Inn), a two-story, 50-guest room hotel and a conference center. The new six-story

hotel will replace the smaller two-story hotel resulting in a 75-guest room net increase to the site. The six-story hotel is taller than the existing structure but it is less than half the height of the existing Holiday Inn at thirteen stories.

The site's proximity to the Long Beach Airport provides an appropriate use for the site. Adjacent to the 405 freeway, the site is easily accessible. The project site is not associated with a high concentration of reported crimes.

The building is designed in a contemporary style which will complement the existing hotel. The building exterior will feature high quality material such as smooth cement plaster and stone tiles. A colonnade of square columns would be featured along the length of the ground floor, supporting a flat dropped roof along the façade of the building. The site will be improved with new outdoor spaces featuring a new pool area providing a connection to the existing hotel.

The project site features at grade parking. A new parking deck located along the east property line will provide additional onsite parking. A parking study concluded that the site will provide ample parking through a shared parking use. The study determined that the peak parking demand would range from approximately 323 to 375 spaces. 385 parking spaces are provided, a parking deficiency is not anticipated. Security measures such as exterior lighting will be incorporated throughout the site to provide safety to guests and employees.

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

The development site parking lot is currently improved with large canopy trees. New canopy trees will be planted on site. The landscape plan illustrates new evergreen shade trees located within the parking area. Conditions of approval will require secured bicycle parking, solar-ready roofs and recycling measures. Bicycle parking shall be provided at a minimum of one (1) space for each five thousand (5,000) square feet of commercial building area. Roofs shall be designed to be solar ready by allowing for an additional eight (8) pounds per square foot of dead load and providing a conduit from the electrical panel to the roof. A designated area for the collection of recyclables shall be provided adjacent to the area for the collection of waste. The site is improved with existing trash enclosure.

Site Plan Review

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, 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:

- 1. 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 proposed six-story hotel will replace the existing two-story hotel. The new hotel is designed in a contemporary style which consists of high quality material such as smooth cement plaster and stone tiles. A colonnade of square columns are featured along the length of the ground floor, supporting a flat dropped roof along the façade of the building. Improved outdoor spaces and a new pool area will provide a connection between the hotels. The design is harmonious, consistent, and complete within itself, as it follows a contemporary central architectural theme which complements the existing tower hotel.

- 2. 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;**

Upon approval of the Zone Change, the project site will be zoned PD-27 Willow Street Center Planned Development. The development will conform to the design guidelines to be established for the PD-27 zoning district and will meet the intent of General Plan Land Use No. 8. Land Use No. 8 intends for "retail uses be community or region serving, rather than for local or neighborhood service. They should be large scale with ample on-site parking, not relying on curbside parking for primary customer service. Visitor serving facilities, such as motels and hotels, are consistent, providing they conform to current codes and ordinances." Hotel use meets the objectives of the land use district and the regulations of the new zoning designation PD-27.

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

The new hotel will replace an older two-story building, located within the same footprint. No mature trees will be removed on the project site. The applicant will make significant landscaping improvements to the interior parking lot and outdoor areas as well as street trees along the public rights-of-way, as needed.

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

The scope of the development project does provide a nexus for requiring public right-of-way improvements surrounding the site. As shown on the site plan, one driveway will be closed entirely along Willow Street in addition to the installation of new sidewalks.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT),

Conditions of approval have been incorporated that require full compliance with all transportation demand management and trip reduction measures.

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

The development site parking lot is currently improved with large canopy trees. New canopy trees will be planted on site. The landscape plan illustrates new evergreen shade trees located within the parking area. Conditions of approval will require secured bicycle parking, solar ready roofs and recycling measures. Bicycle parking shall be provided at a minimum of one (1) space for each five thousand (5,000) square feet of commercial building area. Roofs shall be designed to be solar ready by allowing for an additional eight (8) pounds per square foot of dead load and providing a conduit from the electrical panel to the roof. A designated area for the collection of recyclables shall be provided adjacent to the area for the collection of waste. The site is improved with existing trash enclosure.

CONDITIONAL USE PERMIT AND SITE PLAN REVIEW CONDITIONS OF APPROVAL

2460 N. Lakewood Boulevard,
2610 N. Lakewood Boulevard and 4141–4217 Willow Street
Application No. 1512-20
January 19, 2017

Standard Conditions

1. This approval permits a Zone Change for three parcels located at 2640 N. Lakewood Boulevard, 2610 N. Lakewood Boulevard and 4141–4217 Willow Street from the Regional Highway District (CHW) zone to Willow Street Center Planned Development (PD-27), a Conditional Use Permit, and Site Plan Review for the construction of a new six-story hotel (Staybridge Suites) located at 2640 N. Lakewood Boulevard. The new six-story, 125 guest room hotel will total 78,737 square feet of building area including 2,496 square feet of new meeting rooms. A total of 385 parking spaces are provided on grade (surface parking) and within a new two-level parking structure. Site development shall conform to plans dated December 29, 2016, on file in the Department of Development Services.
2. The Site Plan Review and Conditional Use Permit are contingent upon City Council approval of the Zone Change.
3. This permit and all development rights hereunder shall terminate two years from the effective 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 two year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
4. 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).
5. 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.
6. 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, which are a part thereof. These specific requirements must be recorded with all title conveyance

documents at time of closing escrow.

7. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Bureaus. These conditions must be printed on the site plan or a subsequent reference page.
8. All plans submitted for plan review must explicitly call out and describe all materials, textures, and colors approved by the Planning Commission. No substantial changes shall be made without prior written approval of the Planning Commission.
9. The Director of Development Services is authorized to make 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. Any major modifications to the approved project shall be reviewed and approved by the Planning Commission.
10. 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, Historic Preservation, 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.
11. All landscaped areas must be maintained in a neat and healthy condition. 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 the City Council.
12. All 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.
13. Prior to the issuance of a building permit, a landscape diagram showing shade coverage ratio of the parking lot shall be submitted.
14. Adequately sized trash enclosures shall be designed and provided for this project as per LBMC Section 21.45.167. The designated trash area shall not abut a street or a public walkway and shall be placed at an inconspicuous location on the property. Trash enclosures shall be designed to complement the building

architecture, screened on all sides and provided for easy access. Prior to the issuance of a building permit, detailed drawings of these enclosures shall be submitted to the Director of Development Services for review and approval of the enclosure designs and materials. Trash enclosures require a separate permit. The trash enclosure location shall be easily accessible to trash collection trucks.

15. The Department of Development Services and the Long Beach Police Department shall have the authority to review the site for security issues, and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, and additional security lighting if problems develop at the site.
16. 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).
17. 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. Such devices shall be properly screened with landscaping or other screening methods, approved by the Director of Development Services.
18. Prior to the issuance of a building permit, the applicant shall underground all overhead utilities per the requirement of the Planning Bureau.
19. 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.
20. All parking areas serving the site shall provide appropriate security lighting pursuant to Section 21.41.259. All exterior lighting shall be operated by a photocell that activates the lighting when it senses darkness. Such lighting shall be adequately shielded to prevent intrusion of light and glare upon neighboring properties. The Chief of Police may require other security measures to be provided.
21. Prior to the issuance of a building permit, the applicant shall provide outdoor lighting plan details subject to review and approval of the Director of Development Services. Include pedestrian path lighting on the plan.

22. Prior to the issuance of a building permit, the applicant shall provide a plan illustrating all exterior fixtures and mounting heights and locations for building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Development Services.
23. Prior to the issuance of a building permit, design details and materials of outdoor furnishings shall be submitted for review and approval of the Director of Development Services. All outdoor seating areas on the site shall include furnishings and exterior lighting that complement the building architectural design.
24. Energy conserving equipment, lighting, and construction features shall be utilized on the building.
25. Any graffiti found on site must be removed within 24 hours of its appearance.
26. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
27. 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.
28. Separate building permits are required for fences, retaining walls, and flagpoles.
29. 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.
30. The applicant shall comply with all Low Impact Development (LID) measures as required by the Building Bureau.
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. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed).
 - a. Weekdays 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays and Federal holidays: not permitted

33. The street address shall be clearly posted on the street side of the main building and visible from the street.
34. Exterior lighting should clearly illuminate the common areas surrounding the building including, but not limited to, the entrance and exit doors, as well as the business address. Lighting shall also be positioned to discourage homeless people from sleeping.
35. As there is a potential risk of the building being vandalized by graffiti due to its location and design, the applicant should include deterrents to minimize the risk of graffiti by planting low growing landscape or utilizing graffiti resistant paint.
36. The applicant shall install a video security camera system at the front and rear of the business with full view of the public right-of-way and shall install exterior security cameras that provide full view of any area where the operator provides parking for its patrons. The cameras shall record video for a minimum of 30 days. All video security cameras shall be installed to the satisfaction of the Police Chief, Director of Technology Services and the Director of Development Services.
37. The operator/owner/tenant shall prevent loitering and loud noises on site during hours of operation. If loitering continues, as determined by the Long Beach Police Department, a security guard shall be required during business hours at the discretion of the Director of Development Services. Continual problems with loitering, which increase the calls for service at the business may lead to revocation of the Conditional Use Permit.
38. 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.

Specific Conditions

39. Free shuttle service shall be provided to all hotel guests for both hotels at all times. Such documentation shall be reviewed and approved to the satisfaction of the Director of Development Services.
40. To comply with Mitigation Measure BIO-1, the following mitigation measure, and compliance with MBTA and CFGC requirements will be required to reduce impacts to nesting birds to a less than significant level. To avoid disturbance of nesting

and special-status birds, including raptorial species protected by the MBTA and CFGC, activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 30). If construction must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than three days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot inside the Project Boundary, including a 300-foot buffer (500-foot for raptors), and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California coastal communities. If nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.

41. To comply with Mitigation Measure CR-1, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Native American representative shall be retained to monitor any mitigation work associated with Native American cultural material.
42. To comply with Mitigation Measure CR-2, if human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission. Additional surveys will be required if the Project changes to include unsurveyed areas.
43. To comply with Green Building standards the following shall be incorporated in revised plans to the satisfaction of the Director of Development Services: (1) The standards includes providing secured bicycle parking at a minimum of one (1) space for each five thousand (5,000) square feet of commercial building area, (2) providing a solar-ready roof design by allowing for an additional eight (8) pounds per square foot of dead load and providing a conduit from the electrical panel to the roof and (3) a designated area for the collection of recyclables located adjacent

to the area for the collection of waste.

Building and Safety

44. New hotel developments shall provide 30 percent of the total parking shall be provided for EV charging services and 10 percent of total parking shall be provided with EV charging station.

Department of Public Works

45. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, construction area perimeter fencing with custom-printed screen(s), street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
46. 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 Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.
47. The Developer's site plan show private parking lot encroachments within the Lakewood Boulevard right-of-way, and an obsolete slope easement that should be quit claimed. The developer shall resolve the easement and collaborate with Public Works Right-of-way office to apply to vacate that portion of the Lakewood Boulevard right-of-way no longer needed for street widening, to the satisfaction of the Director of Public Works.
48. The Developer shall construct a 10-foot-wide paved sidewalk along Lakewood Boulevard between the northerly driveway of the development site and the northerly driveway of the gas station located at 2610 Lakewood Boulevard. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
49. The Developer shall construct a paved sidewalk along Willow Street from the adjacent property at 2610 Lakewood Boulevard to the west edge of the remaining driveway on Willow Street, to the width of the existing right-of-way.
50. 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 shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.

51. The Developer shall remove unused driveways and replace with full-height curb, gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
52. 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 Director of Public Works.
53. The Developer shall repair the cracked and uplifted sections of existing sidewalk or driveway pavements adjacent to the project site on Willow Street and Lakewood Boulevard. 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).
54. 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.
55. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.
56. A traffic impact analysis must be prepared for this project, including potential impacts at the Interstate 405 interchange, under the supervision of and approved by a registered Traffic Engineer in the State of California (Engineer's stamp required). Any conditions generated by the analysis shall be made part of these conditions.
57. The Developer shall submit Traffic Circulation Study inside the development.
58. 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 requires a variance; contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.

59. 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.
60. 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.
61. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
62. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the current Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
63. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.