



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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May 4, 2017

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption 16-342 and approve a Site Plan Review for the construction of a seven-story, 142-unit mixed-use development at 500 West Broadway in the Downtown Planned Development district (PD-30). (District 2)

APPLICANT: Tyson Sayles
DDM Operating Partners, LLC
444 West Ocean Boulevard, Suite 1108
Long Beach, CA 90802
(Application No. 1610-22)

DISCUSSION

The 0.75-acre (32,870-square-foot) project site is located on the southwest corner of Broadway and Magnolia Avenue (Exhibit A – Location Map). The project site is currently improved with a commercial surface parking lot. The surrounding land uses consist of the Governor George Deukmejian Courthouse (Courthouse) to the north and the Courthouse parking structure to the south, the World Trade Center surface parking lot to the west and the Long Beach Public Safety Building to the east.

The General Plan Land Use Designation (LUD) for the project site is LUD No. 7, Mixed Use. This district intends for the blending of different types of land uses to save time and energy in transportation and communication costs. The Mobility Element of the General Plan, which establishes a context-sensitive street classification system, identifies Broadway and Magnolia Avenue as "Major Avenues."

The project site is located in the Downtown Planned Development district (Downtown Plan). The intent of the Downtown Plan is to facilitate a range of housing types, businesses, shopping, services and entertainment functions, while enhancing mobility, urban design and open space within downtown. The Downtown Plan contains land use, height, parking and access standards for new development.

A variety of transportation options serve the project site. The Downtown Long Beach Metro Blue Line Station is located approximately a quarter mile east of the project site. A protected bike lane (Class IV bike facility) is installed on Broadway adjacent to the project site providing convenient bicycle movement across the downtown. The downtown is

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developed with an interconnected pedestrian network of open spaces, urban plazas, and paseos including a north-south pedestrian path from Broadway to Ocean Boulevard at the rear of the project site.

Project Summary

The proposed project is a seven-story building with 142 residential units and 191 parking stalls (145 standard size, 19 compact size, 7 accessible size and 20 electric vehicle size) located within an integrated three-level garage (subterranean level, ground level and second floor) (Exhibit B – Plans). The residential units occupy floors 3 through 7. The unit mix consists of 65 studios (566 to 662 square feet), 41 one-bedroom units (759 square feet), 32 two-bedroom units (1,021 square feet) and 4 three-bedroom units (1,263 square feet). The ground floor commercial and amenities include retail space (1,168 square feet), Café/Market (2,267 square feet), exterior patio (557 square feet), bicycle storage and repair space (1,170 square feet) and lease office (1,168 square feet). A seventh floor roof deck provides additional amenities including a community room (1,500 square feet), fitness center (1,500 square feet), and common open space (4,569 square feet) that includes a pool and spa.

The project requires a 4-foot dedication on Broadway for pedestrian circulation to achieve a 14-foot sidewalk and parkway consistent with Broadway west of Magnolia Avenue. On Magnolia Avenue the project requires a 5-foot-6-inch dedication and a 3-foot-6-inch public access easement to achieve a 14-foot-6-inch sidewalk and parkway consistent with Magnolia Avenue north of Broadway. The sidewalk and parkway will be improved, consistent with the landscaping and hardscape improvement from the Civil Center project currently under construction. Pedestrian access to the project is taken from Broadway through a double-height lobby (417 square feet) entrance. Motor vehicle access is taken from Magnolia Avenue.

The proposed project features a contemporary design. The elevations incorporate a covered front entry, asymmetrical façade changes, change of materials including wood cladding, projecting balconies and variations in the roofline and roof openings. The above ground parking levels are wrapped with active uses and vertical trellis with stressed wood. Lastly, the building takes inspiration for the courthouse with subtle use of decorative eaves with wood cladding.

Entitlements

The Downtown Plan requires Site Plan Review by the Planning Commission for any development consisting of 50 or more units. The Downtown Plan requires that new development emphasize proper massing, street wall design, pedestrian orientation, and compatibility with surrounding buildings, and provide outdoor space and use of natural building materials. This project was initially reviewed in concept by the Site Plan Review Committee on January 13, 2016. The project features a clean, contemporary design that has evolved considerably through the Site Plan Review process. Project modifications stemming from several collaborative meetings between staff and the applicant team, as well as feedback from the Site Plan Review Committee, have made a positive contribution

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to overall project design. Construction of the building will continue the trend of high-quality, context-sensitive projects in the City's urban core.

The proposed project meets the Downtown Plan design guidelines through a building design that incorporates a variety of high-quality materials, pedestrian scale corner element, and the use of outdoor space to create visual interest. The scale and scope of the project respects neighboring properties and the surrounding area.

The parking requirements in the Downtown Plan is one space per each residential unit and one guest space for every four units. As such, the project requires 178 parking spaces. The project proposes 191 parking stalls of which 12 parking stalls are designed in tandem. The project provides 1.34 parking spaces per unit. The California Green Building Standards Code Chapter 5 Section 5.106.5.3 requires new construction to install electric vehicle (EV) charging stations and to facilitate future installation and use of EV chargers. The proposed project meets this requirement by the installation of nine EV charging stations and twelve EV spaces (i.e., EV ready) on ground floor and second floor garage level. New commercial space in the downtown containing less than 6,000 square feet is exempt from parking requirements. As such, the 4,603 square feet of retail and restaurant space is exempt from parking requirements. Secured bike parking (80 bike racks) is provided within a bike storage-repair space on the ground floor. The mobility needs of residents and visitors to this proposed project is met by these requirements and the project's close proximity to public transit and bike share.

Broadway is identified as a Pedestrian-Oriented Use: Secondary Street in the Downtown Plan. As such, ground floor activation along Broadway is required and accomplished by pedestrian-oriented retail/restaurant uses with small outdoor at the rear abutting a pedestrian path. The project incorporates a restaurant space at the corner that offers active ground-floor uses, takes advantage of foot traffic from the Courthouse parking structure and the Courthouse.

The Downtown Plan requires common open space equivalent to 20 percent (6,574 square feet) of the lot area. The project is providing a total of 5,841 square feet of open space which includes a roof deck (4,569 square feet) and dog run (1,272 square feet) on the ground level at the rear. The roof deck also includes a pool and spa. For common indoor open space, the project provides a community room (1,500 square feet) and fitness center (1,500 square feet). The project provides a total of 8,841 square feet of common open space. Lastly, the Downtown Plan requires that at least 50 percent of dwelling units have private open space. Fifty percent of the units have private open space in balconies with a minimum of 36 square feet, which satisfies the requisite private open space for the units. The Downtown Plan includes a minimum unit size of 600 square feet, but allows for the applicant to request up to 15 percent of the units to be less than 600 square feet. The project proposes 11 percent (15 units) that are 566 square feet. The Downtown Plan states that undersized units must be high-quality dwelling units with sufficient amenities so as to be livable, desirable dwelling units. The project provides common amenities far exceeding the minimum requirements, as well as recreational facilities like the gym and spa, ensuring that the undersized units meet the intent of the Downtown Plan. In addition, all the units with less than 600 square feet have private balconies providing an attractive

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benefit over the larger units. Lastly, the inclusion of these units will allow a broader unit mix in the building.

The project, as conditioned, has been found to meet the Site Plan Review requirements and meets all Downtown Plan design guidelines and standards that address scale and massing by building type, context, architectural design and allowable building materials (Exhibit C – Findings & Conditions).

PUBLIC HEARING NOTICE

A total of 1,360 Public Hearing notices were distributed on April 14, 2017, in accordance with the provisions of the Zoning Regulations. No comments have been received as of the preparation of this report.

ENVIRONMENTAL REVIEW

Development of the site with a mixed-use residential project containing up to 142 units was analyzed in the Downtown Plan's Program Environmental Impact Report that was certified in 2012 and the project is compliant with the Downtown Plan Mitigation Monitoring and Reporting Program. As such, in accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 16-342) was issued for the proposed project (Exhibit D – Categorical Exemption).

No additional environmental review for the subject proposal is required.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

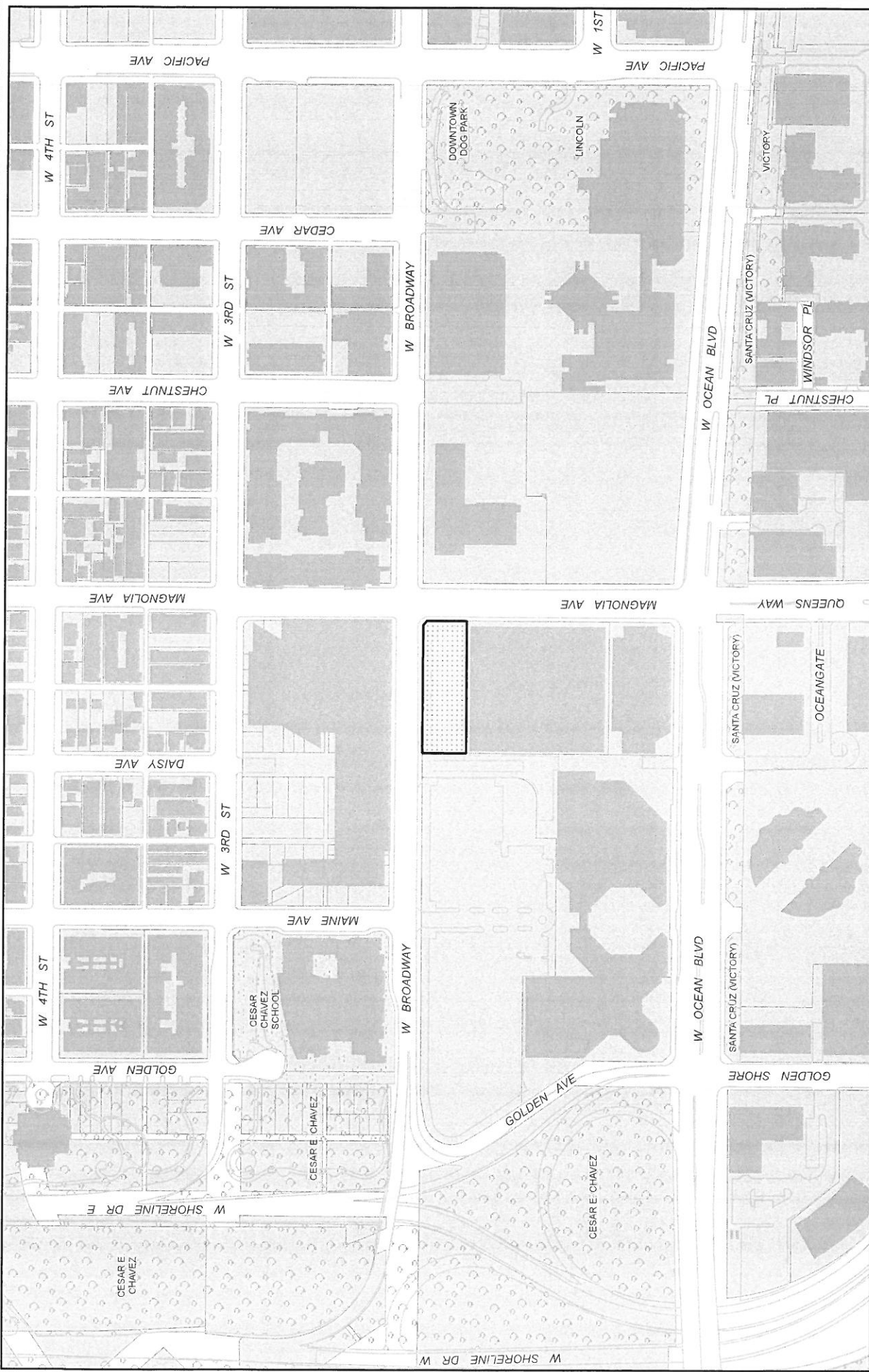


AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

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- Attachments:
- Exhibit A – Location Map
 - Exhibit B – Plans
 - Exhibit C – Findings & Conditions
 - Exhibit D – Categorical Exemption



Subject Property:
500 W Broadway
Application No. 1610-22
Council District 2
Zoning Code : PD-30

Exhibit A



**SITE PLAN REVIEW FINDINGS
500 West Broadway
Application No. 1610-22
May 4, 2017**

Pursuant to Section 21.25.506 of the Zoning Ordinance, 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 proposed project is a 142-unit mixed use development with 4,603 square feet of commercial space on a single, 0.75-acre parcel within the Downtown Planned Development (Downtown Plan) District. The development encompasses a single, seven-story, 84-foot-tall building that contains residential units, indoor and outdoor amenities and open space areas, and 191 parking stalls located within a three-level parking garage. The project site is a commercial surface parking lot located between the Governor George Deukmejian Courthouse (Courthouse) and Courthouse parking structure.

The proposed project is harmonious, consistent, and complete within itself. The development will provide new, quality housing on an underutilized site within the City's downtown core. The Project is of a compatible height and scale to adjacent uses including the four-level Courthouse parking structure, the five-story Courthouse, the six-story Long Beach Public Safety Building and the five-story Gallery 421 residential development.

The proposed project features a contemporary design. The elevations incorporate a covered front entry, asymmetrical façade changes, change of materials including wood cladding, projecting balconies and variations in the roofline and roof openings. The building design elements incorporate a subtle hint from the Courthouse with wood building material for the decorative eaves.

The design makes use of visually interesting, complementary construction materials, colors, and finishes. The mid-rise building's contemporary design is punctuated by clean and simple lines that create interest while avoiding a busy appearance. Strong vertical façade elements are designed to balance the length and narrowness of the building. The wood clapping on the first and second floor provide visual interest for pedestrians. The building's numerous flat roofs feature varying parapet heights that create architectural interest.

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 Downtown Plan requires that new development emphasize proper massing, street wall design, pedestrian orientation, and compatibility with surrounding buildings, and provide outdoor space and the use of natural building materials. 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 buildings adjacent to the Courthouse. The project is consistent with the design guidelines including the provision of architectural variation between ground floor uses and upper floor uses and roof line variation.

The project as proposed meets all Downtown Plan design guidelines and standards that address scale and massing by building type, context, architectural design and allowable building materials. The proposed project has been designed to address these objectives through a building design that incorporates a variety of high-quality materials, pedestrian scale corner element, and the use of outdoor space to create visual interest. The building takes inspiration from the Courthouse and is designed to provide visual interest from all sides by including varying the roof line including roof openings. Some of the key design elements incorporated into each elevation include different levels of articulation and fenestration, asymmetrical frontages, and the appropriate use of color. The scale and scope of the project respects neighboring properties and the surrounding area. The approved design will result in a quality building that will provide a strong presence at the gateway into Downtown from the I-710 freeway.

The project includes a range of unit types (studios, one-bedroom, two-bedroom and three-bedrooms) and unit sizes (566 square feet – 1,263 square feet), adding to the diversity of housing stock in the downtown. The project's 15 studio units measure 566 square feet, a figure below the Downtown Plan's minimum unit size standard. The Downtown Plan 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 Downtown Plan's regulations, and the undersized units are high-quality and contain sufficient amenities so as to be desirable and livable. The 15 undersized studio units comprise 11 percent of the project's total unit count. Furthermore, project private open space is consistent with Downtown Plan's regulations, and all studio units will feature a full range of amenities. Tenants within the studio units will also have full access to all project common open space and amenity areas.

The parking requirements in the Downtown Plan is one space per each residential unit and one guest space for every four units. As such, the project requires 178 parking spaces. The project proposes 191 parking stalls of which 12 parking stalls are designed in tandem. The project provides 1.34 parking spaces per unit. Twelve electric vehicle charging stations are located on the second garage level, and secured bike parking is provided within a bike storage room adjacent to the ground floor lobby off the Broadway frontage. Moreover, the location is in close proximity to public transit and bike share providing additional options for mobility.

Broadway is identified as a Pedestrian-Oriented Use: Secondary Street in the Downtown Plan. As such, ground floor activation along Broadway is required and accomplished by pedestrian-oriented retail/restaurant uses with small outdoor at the rear abutting a pedestrian path. The project incorporates a restaurant at the corner that offers active ground-floor uses, takes advantage of foot traffic from the courthouse parking structure and the courthouse.

The Downtown Plan requires common open space equivalent to 20 percent of the lot area (6,574 square feet). The project is providing a total of 5,841 square feet of open space which includes a roof deck (4,569 square feet) and dog run (1,272 square feet) on the ground level at the rear. The roof deck also includes a pool and spa. For common indoor open space, the project provides a community room (1,500 square feet) and fitness center (1,500 square feet). The project provides a total of 8,841 square feet of common open space. Lastly, the Downtown Plan requires that at least 50 percent of dwelling units have private open space. Fifty percent of the units have private open space in balconies with a minimum of 36 square feet, which satisfies the requisite private open space for the units.

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 0.75-acre project site is improved as a parking lot. An approximately five-foot landscaped setback on Broadway includes 33 mature ficus trees. All the existing trees will be removed as part of the development of this project. The ficus trees have not been identified as significant mature trees worth preserving. All existing street trees are to be removed as part of project activities. Removed trees will be replaced with new street tree and parkway shrub plantings – Magnolia Avenue: Southern Magnolia (*Magnolia Grandiflora*) and Flax Lily (*Dianella tasmanica*) and Broadway: Brisbane Box (*Tristania Conferta*) and Flax Lily (*Dianella tasmanica*) -- consistent with Downtown Plan Streetscape and Public Realm Standards

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

The developers will be required to comply with all public improvement requirements including parkway improvements and property dedications 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 storage and repair facility will provide secure parking and storage for 80 bicycles. 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 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
500 West Broadway
Application No. 1610-22
May 4, 2017

Special Conditions:

1. This Site Plan Review approval is for the construction of a mixed-use building consisting of 142 units, 4,603 square feet of ground floor commercial uses, 191 vehicle parking stalls, and landscape and hardscape improvements to Magnolia Avenue and Broadway.
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 April 11, 2017.
3. A minimum of 178 parking stalls shall be permanently maintained and in useful operation within the building's parking garage. The number of Electric Vehicle (EV) charging stations and spaces shall meet the California Green Building Standards Code Chapter 5 Section 5.106.5.3 requirements.
4. Parking stalls in tandem shall be assigned and dedicated to the same unit.
5. A minimum of 80 secured bicycle parking stalls shall be maintained on the site. The bicycle enclosures and bicycle room shall have restricted access exclusive to people parking bicycles inside the secure designated area. The type, spacing and placement of the bicycle racks shall follow the guidelines of the Bicycle Master Plan to the satisfaction of the Director of Development Services.
6. One or several central satellite television/data receiver dish(es) shall be located on the roof of the building or in another utility area, so that a separate satellite receiver dish is not needed for each residential and commercial unit.
7. All required off-site street improvements shall be installed or provided for to the satisfaction of the Director of Public Works prior to issuance of a building permit.
8. Pursuant to section 21.45.400 (c), the project shall meet the intent of LEED at the Certified level to the satisfaction of the Director of Development Services. Prior to issuance of any project-related building permits, the applicant shall submit proof of registration with USGBC and a password allowing staff access to said registration, or provide proof by a third party as meeting the intent of LEED at the level required by Chapter 21.45.400.
9. The applicant or successor in interest shall conduct and report to the City a parking utilization study by licensed engineer three years from the issuance of the building's Certificate of Occupancy.
10. The applicant shall comply with the Mitigated Measures specified in the Mitigation Monitoring Plan of the Downtown Plan EIR to the satisfaction of the Director of Development Services prior to issuance of a building permit.

11. Maintain a twelve- (12) foot landscaped setback at the rear property line to ensure a pedestrian friendly existing walk way (West Elevation).
12. The garage access devices shall be placed at least thirty (30) feet from the front property line.
13. The development shall maintain the highest quality amenities including but not limited to the pool, spa, 1,500-square-foot community center and 1,500-square-foot fitness center.
14. The landscape and hardscape plan for Broadway and Magnolia public rights-of-way should be consistent with the Civic Center Project streetscape plan. Decorative sidewalk pavement stamping is prohibited.
15. The developer shall submit an application for a sign program for the project prior to the approval of a Certificate of Occupancy.
16. All exterior plaster (stucco) within the development shall be a smooth sand finish.
17. The pedestrian crossing at the Magnolia driveway entrance shall provide continental crosswalks and other visual cues to increase awareness of the motorists of pedestrian movement.

The developer shall provide for the following to the satisfaction of the Director of Public Works:

General Requirements

18. 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.).
19. The Developer proposes architectural projection encroachments into the public right-of-way that include signage, balconies and awnings. Construction plans shall be submitted to the Department of Public Works for all projections over the public right-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.
20. The Developer proposes to improve paving along the project site with decorative pavers to which an Installation and Maintenance Agreement is required. The Developer shall apply for an Installation and Maintenance Agreement from the City's Public Works Department for the maintenance of the pavers within the public right-of-way prior to a building permit. All street improvements shall be constructed per Public Works Standards, per plans reviewed and approved by Public Works, and to the satisfaction of the Director of Public Works.

Public Right-of-Way

21. The Developer shall dedicate and improve 5.5 feet for sidewalk purposes along Magnolia Avenue adjacent to the project site, resulting in a 14.5-foot wide public sidewalk. Sidewalk improvements shall be constructed of Portland cement concrete to the satisfaction of the Director of Public Works.
22. The Developer shall provide for a 3.5-foot-wide public access easement adjacent to the project site along Magnolia Avenue, resulting in an 18-foot-wide public sidewalk; 14.5-foot-wide sidewalk right-of-way and a 3.5-foot-wide public access easement.
23. The Developer shall dedicate and improve 4 feet for sidewalk purposes along W. Broadway adjacent to the project site, resulting in a 14-foot-wide public sidewalk. Sidewalk improvements shall be constructed of Portland cement concrete to the satisfaction of the Director of Public Works.
24. The Developer shall provide for a 4-foot-wide public access easement adjacent to the project site along the west property line, resulting in an 8-foot-wide pedestrian connection; 4-foot-wide existing width from the adjacent property and a 4-foot-wide public access easement from the Developer.
25. 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.

Engineering Bureau

26. The Developer shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting lot improvement plans to the Department of Public Works.
27. The Developer shall improve the sidewalk easement and dedicated areas. 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).
28. The Developer shall install FenceScreen.com Custom Printed Flex Mesh screen(s), Series 311, or equivalent, fence screening along the perimeter of the development site, and provide for the printed graphic, to the satisfaction of the Director of Public Works. The Developer shall consult with Public Works prior to submitting the graphic design for printing.
29. The Developer shall improve the parkway along W. Broadway and Magnolia Avenue fronting this project with new grass or drought-tolerant accent shrubbery

and permeable groundcover such as decomposed granite as described in Section 21.42.060 of the Municipal Code.

30. The Developer shall provide for new street trees with root barriers along W. Broadway and Magnolia Avenue adjacent to the project site. The Developer and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. 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 any irrigation system work on W. Broadway or Magnolia Avenue. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50 percent of the total area dedicated for public right-of-way.
31. The Developer shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
32. The Developer shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
33. The Developer shall provide for the relocation of the Traffic Control Cabinet on the corner of W. Broadway and Magnolia Avenue to the satisfaction of the Director of Public Works. The Developer shall contact the Traffic and Transportation Bureau at (562) 570-6331 to schedule the relocation work prior to submitting on-site grading plans.
34. The Developer shall provide for the relocation of the existing electrical meter cabinet and underground conductor beneath the northwest corner of the development site to the satisfaction of the Director of Public Works. The Developer shall contact City Light and Power to schedule the relocation work prior to submitting on-site grading plans.
35. The Developer shall provide for the relocation of the existing Long Beach Water Department sewer main and manhole located within the center of the project site. The Developer shall contact the Long Beach Water Department at (562) 570-2300 to schedule the relocation work prior to submitting on-site grading plans.
36. The Developer shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.

37. 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.
38. Public improvements shall be constructed in accordance with plans reviewed and approved by Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to the Department of Public Works for approval.

Traffic & Transportation Bureau

39. A traffic impact analysis must be prepared for this project, 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 a part of these conditions prior to the issuance of a building permit.
40. *The Developer shall be responsible to improve certain traffic signal related equipment to current CA MUTCD and/or City of Long Beach Standards. The traffic signal related equipment shall be within signalized intersections that are directly impacted by the Developer's project. If not existing, the Traffic Signal related equipment shall include, but may not be limited to the following:*
 - a. *All 8" Traffic Signal indications shall be updated to 12" LED units.*
 - b. *Vehicular detection shall be installed on all approaches to the signalized intersection. This may include presence, mid or advance detection per City direction. Options will include standard Type E loops or video detection.*
 - c. *All pedestrian indications shall be upgraded to LED Countdown Modules within all pedestrian crossings.*
 - d. *All pedestrian push buttons shall be upgraded to the most current City Standard.*
 - e. *All signalized intersections will require the installation of Emergency Vehicle Pre-Emption (EVPE) equipment. The equipment and installation must be completed per the most current City Standard.*
 - f. *Because of the fact that so many City of Long Beach traffic signals operate and share coordinated signal timing plans, the developer shall install a GPS Module at all traffic signals that are directly impacted by their project. The GPS Modules create accurate time-based communications between nearby traffic signals.*
 - g. *The developer may be asked to update the traffic signal controller located in the traffic signal cabinet. At the discretion of the City Traffic Engineer, it*

may be decided that the existing traffic signal controller does not have the capability to handle the complexities of new traffic patterns that are directly related to the Developer's project. In such cases, the developer will be asked to install a new traffic signal controller based on the most current City Standard.

41. At the discretion of the City Traffic Engineer, the Developer shall be responsible to implement the proposed bicycle facilities identified in Bicycle Master Plan at its frontage blocks.
42. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer; contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
43. The Developer shall install an "R3-2" (No Left Turn) sign on the sidewalk at the driveway exiting onto Magnolia Avenue viewable by cars exiting that driveway. All traffic signs shall be installed to the satisfaction of the City Traffic Engineer.
44. The Developer shall restore the red painted curb with new red curb painting restricting parking along W. Broadway and Magnolia Avenue to the satisfaction of the City Traffic Engineer.
45. 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.
46. 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.
47. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
48. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the site.
49. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

Standard Conditions – Plans, Permits, and Construction:

50. The applicant shall comply with all comments from the Long Beach Police, Gas & Oil, Public Works, Water and Fire Departments and Building Bureau.

51. 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.
52. 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.
53. 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.
54. 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.
55. 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.
56. All rooftop mechanical equipment shall be fully screened from public view and views from taller, adjacent rooftops. 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.
57. Upon plan approval and prior to issuance of a building permit, the applicant shall submit an 11"x17" size set of final construction plans for the project file.
58. 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.
59. 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.
60. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.

61. 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.
62. 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.
63. 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.
64. 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, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
65. 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.
66. All landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted primarily 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.
67. 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.
68. 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.
69. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.

70. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
71. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
72. For commercial food service facilities, low-flow pre-rinse sprayers with average flow rates of no more than 2.0 GPM shall be used. Flow rates shall be specified on plans.
73. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
74. This permit and all development rights hereunder shall terminate two year 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.
75. 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).
76. 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.
77. 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).

78. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
79. 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.
80. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
81. 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.
82. The property owner shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.
83. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
84. Any graffiti found on site must be removed within 24 hours of its appearance.
85. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
86. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
87. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to attack, set aside, void, or annul the approval of the 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 any anticipated litigation costs and staff time required as a result of litigation activity.



NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[X] L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE-16-342

Project Location/Address: 500 West Broadway

Project Activity/Description: The construction of mixed use building consisting of
142-units, 3,599 square foot ground floor commercial uses, 191 vehicle parking
stalls, and landscape and hardscape improvements to Magnolia Avenue and Broadway.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Tyson Salyes

Mailing Address: 444 West Ocean Blvd, Suite 1108

Phone Number: Applicant Signature:

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1610-22 Planner's Initials: IB

Required Permits: Site Plan Review

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION

15332 (a)

Statement of support for this finding:

The project is consistent with adopted general plan and zoning regulations.

Contact Person: Ira Brown Contact Phone: 562-570-5972

Signature: Date: