



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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December 7, 2017

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Adopt Mitigated Negative Declaration MND 08-17 and approve a Site Plan Review (SPR17-079), Lot Merger (LMG17-016), and General Plan Conformity Finding (GPC17-004) for construction of a 205,060-square-foot warehouse building and the vacation of both Technology Place and the westerly half of Cota Avenue within the project site located at 1901 W. Pacific Coast Highway in the California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets Planned Development District (PD-31). (District 7)

APPLICANT: Prologis, c/o Blake Kelley  
17777 Center Court Drive North, Suite 100  
Cerritos, CA 90703  
(Application No. 1710-07)

### DISCUSSION

The proposed project is located on an approximately 10-acre site located at 1901 W. Pacific Coast Highway (PCH) on the north side of PCH between Cota Avenue and Hayes Avenue (Exhibit A – Location Map). The project site is the easternmost portion of the California State University Long Beach Technology Park (Technology Park) and is bounded by Technology Place to the west, 19<sup>th</sup> Street to the north, Cota Avenue to the east, and PCH to the south. Land uses surrounding the project site include a McDonald's restaurant and Long Beach Police Department West Substation on the east side of Cota Avenue, general industrial and commercial uses south of PCH, Technology Park to the west, and the Long Beach Job Corps Center to the north. The Century Villages at Cabrillo, a 27-acre residential community providing both transitional and permanent supportive housing, is located to the northwest, abutting the western edge of Technology Park.

The project site is in General Plan Land Use District (LUD) No. 7 Mixed Use and is within the California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets Planned Development District No. 31 (PD-31) zoning designation (Subareas B and C). The intent of this Planned Development District is to permit the location of businesses and industries engaged primarily in research, light manufacturing, professional and administrative offices, service industries and laboratories, and University-related student, faculty, and social service uses.



Historically, the project site consisted of undeveloped land from at least 1899 until the mid-1940s, when the site was developed with approximately 28 small multi-tenant residential structures utilized as Naval Reserve housing. These residential structures were removed and replaced with approximately 40 new Naval Reserve housing structures in the mid-1960s. The vacant Naval Reserve housing remained on site until the mid-1990s, when all but two centrally located housing structures, the existing three covered parking structures, and the existing gas meter structure were removed from the site. The two housing structures were renovated into the existing office condominium structures from 1996 through 1998. The property owner demolished all remaining structures earlier this year.

### **Proposed Project**

The proposed project will involve the construction of a 205,060-square-foot warehouse building of approximately 20,000 square feet of office space (including 10,000 square feet of mezzanine office space), and 185,060 square feet of warehouse space (Exhibit B – Project Site Plan and Elevations). The proposed building will be approximately in the center of the site, with employee and visitor parking on the east, south, and west sides of the site. This building will be built using concrete tilt-up construction and will have a maximum height of 50 feet. In conformance with the white and light grey color palette used for other buildings in Technology Park, the color palette for the building exterior will be primarily white, with a gray base coloring along with green and blue glazing for accent coloring. A pre-manufactured 200-square-foot guardhouse structure, painted white to match the warehouse building primary color, will be located at the northeast corner of the project site.

The existing masonry wall located along the project site's eastern boundary with the Police Substation will remain in place. In order to visually and acoustically screen loading/unloading activities in the northern truck yard, the project proposal includes construction of a 14-foot-high masonry wall along the project site's northern property line. For truck yard security, the project also proposes an 8-foot-high landscaped wall along a portion of the project site's western boundary and a 10-foot-high concrete screen wall with an 8-foot high secured rolling gate at the eastern and western entrances to the truck yard. The existing wrought-iron fence along the PCH and Cota Avenue frontages will be removed. PD-31 requires that a detailed fence security plan be submitted for review and approval through the Site Plan Review process.

All existing trees and vegetation on the project site will be removed as part of project implementation, which is necessary for construction of the proposed building and associated parking and loading areas. However, after construction, the applicant will plant approximately 68 trees on the project site, which will supplement the existing trees that will remain on the public right-of-way frontage along PCH. All new trees will be a minimum of 24 inches in box size or 15 gallons. In addition, assorted shrubs, accent plants, and ground cover will be planted in accordance with the project Landscape Plan (Exhibit C – Landscape Plan).



All existing lighting sources within the project site will be removed and replaced with freestanding parking lot fixtures and building-mounted light-emitting diode (LED) lighting for nighttime security. The lighting poles will be located along the parking lot perimeter with a maximum height of 30 feet. All exterior lighting will be shielded, recessed or directed downward to taper off toward the project site property lines to prevent glare, spillover on adjacent properties, and night sky illumination.

A total of 245 parking spaces are proposed, which includes 161 standard stalls and 86 truck parking spaces. The Zoning Code requires a minimum of 205 parking spaces for the proposed project, based on a warehouse parking requirement of one on-site parking space per 1,000 square feet of gross floor area. Office floor area is calculated separately only if the office area is greater than 25 percent of total gross floor area, which for this project proposal makes up less than 10 percent of gross floor area and therefore office floor area is not included in the warehouse parking requirement. In addition to the truck and vehicle parking spaces, bicycle racks will be provided near the building entry on Cota Avenue. A paved truck yard designed to accommodate truck loading/ unloading activities and up to 45 parked semi-trailers will be located on the northern third of the project site.

### **Discretionary Actions**

The applicant is requesting Site Plan Review approval, Lot Merger approval to create one parcel from the ten existing project site parcels, and a General Plan Conformity Finding to allow the vacation of the westerly half of Cota Avenue (a public street) within the project site. Technology Place is a private street and therefore no General Plan Conformity finding is needed for vacation of the project site portion of Technology Place.

Site Plan Review approval will allow a warehouse building with concrete tilt-up construction and a maximum height of 50 feet (PD-31 will allow a building height of up to 100 feet at this location). The building's northern facade will have 33 standard height loading docks and two grade-level drive-in doors. As stated above, the proposed building exterior color palette will be predominately white and grey with green and blue glazing accents. This color arrangement will be generally consistent with the predominate white and light gray colors of existing Technology Park buildings.

Project operations are expected to run 24 hours per day, seven days a week, with truck idling and the use of back-up beeping devices on trucks to be prohibited between the hours of 10:00 p.m. and 7:00 a.m. All project operations will be required to comply with the City's noise regulations set forth in Long Beach Municipal Code (LBMC) Chapter 8.80 Noise, and particularly with the requirements of LBMC Section 8.80.150 Exterior Noise Limits.

The proposed project is speculative and no specific tenants have been identified by the applicant. It is anticipated that this building will be leased to one or two tenants. The Site Plan Review, if approved, allows two project options - a single user, or two users. If there are two tenants, approximately 50 percent of the building will be



assigned to each and separate truck yard space will be designated for each tenant. The tenant occupying the eastern half of the project site would access the site via Cota Avenue from PCH. The tenant occupying the western half will access the site via Technology Place and the driveway at the intersection of PCH and Hayes Avenue.

The applicant is also requesting approval of a Lot Merger to consolidate the ten project site parcels (Assessor's Parcel Numbers 7402-021-020, 7402-021-021, 7402-021-029, 7402-021-030, 7402-021-031, 7402-021-032, 7402-021-033, 7402-021-034, 7402-021-044, and 7402-021-045) into one parcel. Since new buildings are not permitted under current building regulations to cross over existing property lines, and Long Beach Municipal Code Section 20.04.120 empowers the Zoning Administrator, or in this case the Planning Commission, to require Lot Mergers, this merger is needed to allow construction of the proposed warehouse building and associated parking and loading improvements on one parcel. The merger will involve the vacation of portions of Technology Place and the westerly half of Cota Avenue within the project site. The Cota Avenue vacation will require approval of a General Plan Conformity determination from the City. A new cul-de-sac will be constructed on Cota Avenue along the eastern project site boundary. The project will also include a reciprocal access agreement with the adjacent property owners to allow access between Technology Place and PCH via the driveway in the southwestern portion of the project site, which is the vacated Cota Avenue right-of-way.

#### General Plan Conformity Findings (Street Vacation)

The General Plan Land Use Element divides the City into 21 Land Use Districts, which provide general guidance as to the type and density of land uses considered appropriate. The subject site is located within Land Use District No. 7 (Mixed Use). The Land Use Element states "The district is intended for use in large, vital activity centers, not in strips along major arterials." The proposed vacation will reduce the length of an existing private street, and will lead to the consolidation of lots to allow for the placement of the proposed development on one large parcel. Therefore, the proposed vacation is consistent with the Land Use Element.

The Mobility Element does not identify Cota Avenue for any street improvements and does not provide a street classification, meaning it is an unclassified local street. Public Works staff has preliminarily reviewed the street vacation request and has determined that vacating this portion of Cota Avenue will not impede traffic flow, nor block entry or exit ways. Staff has determined that the vacation is consistent with the Mobility Element.

#### ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, a Mitigated Negative Declaration (MND) has been prepared for this project (See Exhibit D – Mitigated Negative Declaration MND 08-17). The MND was circulated for a public review period from September 8, 2017 to October 10, 2017.



Written comments were received from Caltrans, South Coast Air Quality Management District, County Sanitation Districts of Los Angeles County, County of Los Angeles Fire Department, and Southern California Edison. None of the comments received identified potential environmental impacts not analyzed in the MND or provided evidence requiring recirculation of the MND. The MND included mitigation measures for Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services and Utilities, Transportation and Traffic, and Tribal Cultural Resources.

In compliance with Assembly Bill (AB) 52, which requires lead agencies to evaluate a project's potential to impact tribal cultural resources, consultation letters were sent to seven tribal councils on May 30, 2017, based on a list provided by the Native American Heritage Commission. One tribal council representative, Andrew Salas of the Gabrieleno Band of Mission Indians – Kizh Nation, entered into consultation with the City. During consultation, Mr. Salas requested that a certified Native American monitor be present at the project site during all ground disturbing project construction activities. Pursuant to this request, the MND includes Mitigation Measure TCR-1 Tribal Cultural Resources: Monitoring Procedures, which requires the applicant to allow project site access to a certified Native American monitor during all ground disturbing construction activities as requested by Mr. Salas. With implementation of Mitigation Measure TCR-1, potential impacts related to unknown underground tribal cultural resources will be reduced to a less than significant level.

The MND determined that the project, in compliance with all mitigation measures set forth in the MND, will not result in any significant adverse environmental impacts. The preparation and public availability of the MND have been carried out in compliance with the provisions of CEQA and the CEQA Guidelines. Staff therefore recommends the Planning Commission adopt MND 08-17.

### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on November 15, 2017, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. At the time of writing of this report, staff has received no questions or comments, written or otherwise, from the public regarding this project. All written public testimony received following preparation of this report will be provided to the Planning Commission prior to the hearing.

Project operations are expected to have minimal impacts on the surrounding land uses, which are predominately industrial and commercial uses. Project approval will lead to the consolidation of lots along with the physical improvement and activation of an underutilized property in a design and color palette consistent with existing Technology Park buildings. Therefore, staff can make positive Findings for the entitlement requests (Exhibit E - Findings of Approval) and recommends that the Planning Commission approve the Site Plan Review, Lot Merger, and General Plan Conformity determination for the proposed 205,060-square-foot warehouse building and associated improvements



Respectfully submitted,

Linda J. Jakem

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AJB:LFT:cc

Attachments:

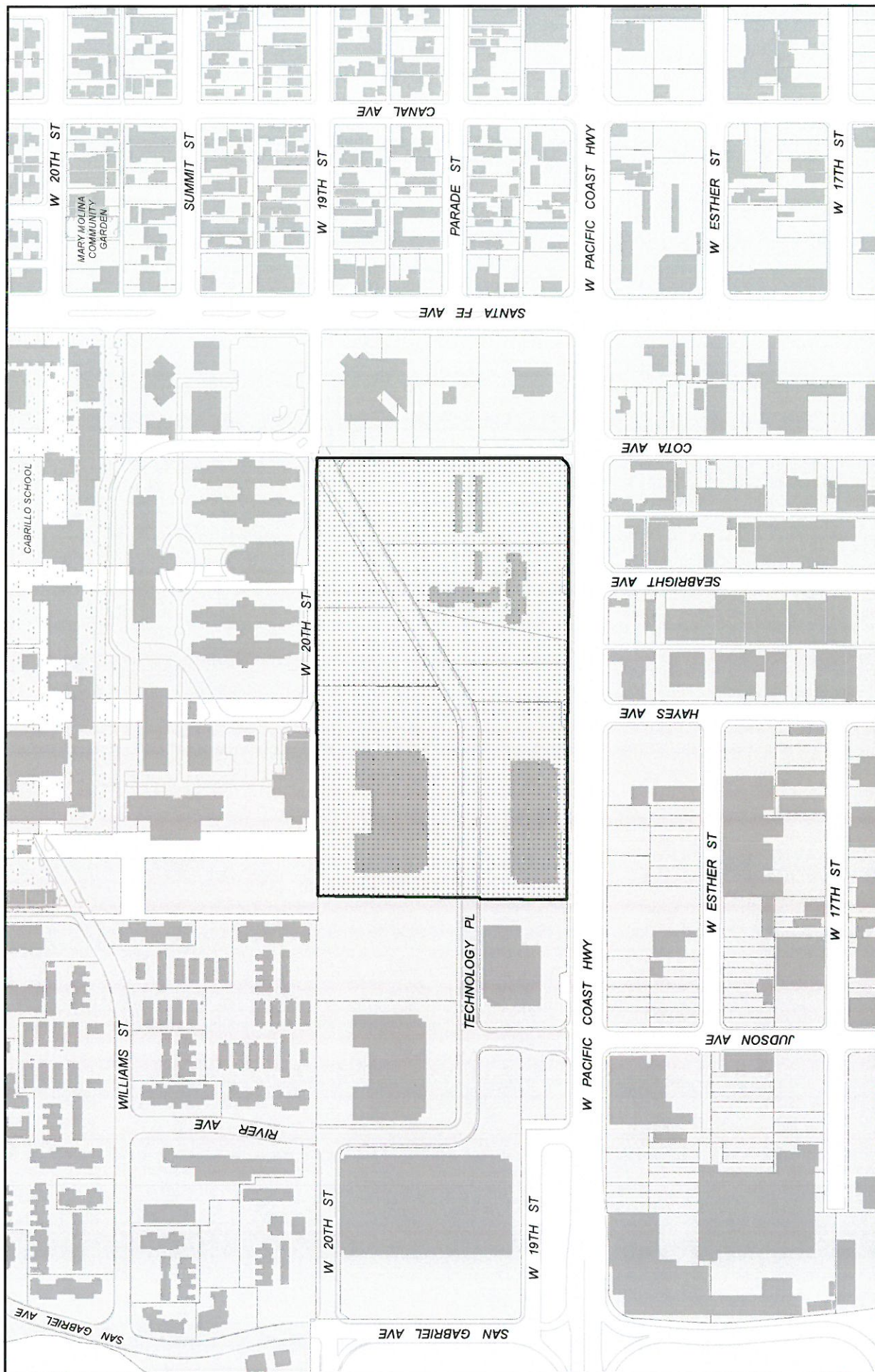
- Exhibit A – Location Map
- Exhibit B – Project Site Plan and Elevations
- Exhibit C – Landscape Plan
- Exhibit D – Mitigated Negative Declaration MND 08-171
- Exhibit E – Findings of Approval
- Exhibit F – Conditions of Approval





# Exhibit A

**Subject Property:**  
1901 W Pacific Coast Hwy  
Application No. 1710-07  
Council District 7  
Zoning Code : PD-31 SubArea A, B, C





## **SITE PLAN REVIEW FINDINGS**

**1901 W. Pacific Coast Highway**

**App. No. 1710-07 / SPR17-079**

**Date: December 7, 2017**

Pursuant to Chapter 21.25, Division V of the Long Beach Municipal Code, the Site Plan Review Committee or City Planning Commission shall not approve a Site Plan Review unless positive findings are made consistent with the criteria set fourth in the Site Plan Review regulations.

- 1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATABLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

The project design is harmonious, internally consistent and well integrated into the project site. The project design includes colors, style and façade articulations that are complementary, provide variety and provide a contemporary architectural style that is compatible with the existing industrial structures within the surrounding area, specifically the PD-31 Technology Center guidelines.

- 2. THE DESIGN CONFORMS TO THE “DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE “DOWNTOWN DESIGN GUIDELINES”, THE GENERAL PLAN, AND ANY OTHER DESIGN GUIDELINES OR SPECIFIC PLANS WHICH MAY BE APPLICABLE TO THE PROJECT;**

The project site is located in General Plan Land Use Designation (LUD) No. 7, the Mixed-Use District. This district is intended for large, vital activity centers rather than strips along major arterials. The project proposal meets the intent of this land use designation by providing light industrial/research & development uses that are consistent with this district. Although PD-31 doesn't have any specific design guidelines, the project is consistent with the requirements of PD-31. This project follows the requirements of PD-31 as a barometer, specifically the office/research & development/light industrial development standards in terms of scale and architectural design, materials and color, site orientation, parking access and landscaping.

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

All existing trees and vegetation on the project site would be removed as part of project implementation, which is necessary for construction of the proposed industrial building and associated parking and loading areas, and therefore no alternative design is feasible. However, after construction the applicant will plant approximately 68 trees on the project site, which will supplement the existing trees that will remain on the public right-of-way frontage along Pacific Coast



Highway. All new trees will be a minimum of 24 inches in box size or 15 gallons. In addition, assorted shrubs, accent plants, and ground cover would be planted in accordance with the proposed Landscape Plan for this project. The replacement trees and vegetation in the Landscape Plan would result in substantial landscaping improvements to the project site.

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

There is a nexus for the imposition of conditions requiring public improvements. The improvements to the site are based on the proposed improvements on the project site, and are necessary to allow for infrastructure associated with the project development and future use. The PD-31 Planned Development District has ensured that the land uses, building design and massing, on-site parking provisions, landscaping and right-of-way improvements are consistent with the recent on-site and off-site development in the surrounding areas.

**5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT) WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25-1 OF THE ZONING CODE; AND**

The project would be required to fully comply with the transportation demand and trip reduction measures for non-residential development of one hundred thousand (100,000) square feet or more as specified in Zoning Code Section 21.64.030(B)(3). Condition No. 29 of the approval conditions specifies that no temporary or final Certificate of Occupancy may be issued until full compliance with this Zoning Code requirement has been verified.

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

Condition No. 20 of the approval conditions requires the applicant to fully comply with all applicable provisions of the City's Green Building Policy to the satisfaction of the Development Services Department Director. Prior to the issuance of a building permit, the applicant shall submit proof of registration with U.S. Green Building Council (USGBC) and a password allowing staff access to said registration. The Development Services Department Director shall have the authority to issue a clearance for this project subject to the provisions of this Zoning Code Section for Leadership in Energy and Environmental Design (LEED) compliance. Issuance of this clearance shall be based on procedures established by the Director of the Department of Development Services.

## **LOT MERGER FINDINGS**

**1901 W. Pacific Coast Highway**

**App. No. 1710-07 / LM17-016**

**November 30, 2017**

Pursuant to Section 20.228.030 of the Long Beach Municipal Code (Title 20, Subdivision Ordinance), Lot Mergers shall be required if the Zoning Administrator, at a public hearing, makes any of the following findings:

- 1. ANY ONE OF SUCH CONTIGUOUS PARCELS OR UNITS HELD BY THE SAME OWNER DOES NOT CONFORM TO THE MINIMUM SIZE STANDARDS AS REQUIRED BY THE ZONING REGULATIONS, AND AT LEAST ONE OF SUCH CONTIGUOUS PARCELS IS NOT DEVELOPED WITH A SEPARATE BUILDING FOR WHICH A PERMIT HAS BEEN ISSUED BY THE CITY; OR**

The ten lots that are proposed to be merged will allow for the creation of a 421,842-square-foot (9.68 acres) lot, which will allow for the placement of a 205,060-square foot industrial warehouse building on a lot that conforms to the minimum lot size (15,000 square feet) standards in PD-31.

- 2. A SINGLE PROJECT IS DEVELOPED ON CONTIGUOUS LOTS IN SUCH A MANNER THAT ONE OR MORE OF THESE RECORDED LOTS COULD BE SOLD SEPARATELY FROM THIS PROJECT BUT WILL RESULT IN REDUCTION OF REQUIRED PARKING, SETBACKS, OPEN SPACES, OR VIOLATION OF OTHER DEVELOPMENT STANDARDS AS SPECIFIED IN THE CURRENT ZONING REGULATIONS.**

A new 205,060-square-foot, one-story industrial building is proposed after the Lot Merger to allow for the placement of the building and required parking on one lot. No reduction in parking, setback, open space, or any other violation will occur as a result of the proposed development. This proposal will remedy the current lot configuration by merging 10 lots to one.



**SITE PLAN REVIEW  
LOT MERGER  
CONDITIONS OF APPROVAL**

**EXHIBIT F**

**1901 W. Pacific Coast Highway  
Application No. 1710-07 / SPR17-079 / LM17-016  
Date: December 7, 2017**

1. This approval allows for the construction of a 205,060-square-foot warehouse/manufacturing/office building with 245 on-site parking spaces, a Lot Merger to merge ten lots into one, and a General Plan Conformity Finding to vacate a portion of Cota Avenue. Site development shall conform to revised plans dated October 13, 2017 and submitted to the Department of Development Services.
2. The proposed development shall comply with the requirements of the PD-31 Ordinance, all Mitigation Measures associated with Mitigated Negative Declaration No. MND 08-17 and the Conditions of Approval listed below.
3. A detailed Fence Security Plan shall be submitted for review and approval by the Director of Development Services prior to the issuance of a building permit.
4. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or 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.
5. 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 Acknowledgement 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).
6. 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.
7. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
8. 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).



9. 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.
10. The plans submitted for plan check review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Planning Commission. No substantial changes shall be made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.
11. The Director of Development Services is authorized to make minor modifications to the approval design plans or the any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
12. All required yards and setback areas not developed with permitted use shall be attractively landscaped primarily with California native and drought tolerant plants. Ninety percent (90%) of landscape area shall be planted with low to very low water usage plantings. This percentage calculation shall be noted on the plans. Landscape plans not meeting the 90 percent requirement shall submit plans complying with the State's Model Water Efficient Landscape Ordinance (MWELO).
13. All rooftop mechanical equipment shall be fully screened on all sides to a height not less than that of the tallest item screened. Rooftop mechanical equipment shall be grouped together to minimize visual impact from the adjacent buildings. 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 Long Beach Development Services prior to the issuance of a building permit.
14. Adequately sized trash enclosures shall be designed and provided for this project as per Section 21.45.167 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property. Trash enclosures shall be designed to compliment 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 Long Beach Development Services for review and approval of the enclosure designs and materials. Trash enclosures require a separate permit. The trash enclosure should be placed in a location that is easily accessible to trash collection trucks.
15. Prior to the issuance of a building permit, the applicant shall depict all utility apparatus such as, but not limited to, Edison transformers, on both the site plan and the landscape plan. This plan shall be submitted after receiving approval from utility providers. These devices shall not be located in any front, side, or rear yard setback area that is adjacent to a public street, unless as otherwise required by



other City departments. Furthermore, landscaping shall properly screen all transformers and utility connections or any other screening method approved by the Director of Long Beach Development Services. All transformers and utility connections shall be located in areas least visible from the public rights-of-way. In addition to the Director of Development Services, applicants shall seek approval from applicable departments for specific screening requirements.

**Special Conditions:**

16. The applicant shall provide for public refuse collection accessibility to the satisfaction of the Director of Public Works.
17. The applicant shall record the Lot Merger prior to issuance of a building permit.
18. All lighting, exterior and interior, shall be designed and located to confine direct rays to the site. Exterior lighting would include freestanding parking lot fixtures and building-mounted light-emitting diode (LED) lighting for nighttime security. The lighting poles shall be located along the parking lot perimeter with a maximum height of thirty (30) feet. All exterior lighting would be shielded, recessed or directed downward to taper off toward the project site property lines to prevent glare, spillover on adjacent properties, and night sky illumination. All parking lot and parking structure lighting shall be illuminated to the applicable standards of the Illuminating Engineers Society.
19. The applicant shall fully comply with all applicable provisions of the City's Green Building Policy as set forth in Zoning Code Section 21.45.400 to the satisfaction of the Director of Long Beach Development Services. Prior to the issuance of a building permit, the applicant shall submit proof of registration with the U.S. Green Building Council (USGBC) and a password allowing staff access to said registration. The Director of Development Services shall have the authority to issue a clearance for all projects subject to the provisions of this Section for Leadership in Energy and Environmental Design (LEED) compliance. Issuance of clearance shall be based on procedures established by the Director of Development Services.
20. Canopy trees shall provide shade coverage, after five (5) years of growth, of forty percent (40%) of the total area dedicated to parking stalls and associated vehicular circulation, or paving materials with a solar reflectance index of at least twenty-nine (29) shall be used on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated vehicular circulation.
21. Bicycle parking shall be provided at a minimum of one (1) space for every five thousand (5,000) square feet of commercial building area and one (1) space for each ten thousand (10,000) square feet of industrial building area. Fractions shall be rounded up to whole numbers.
22. 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. The roof can be designed to accommodate five (5) pounds per



square-foot of dead load, if solar manufactures specifications are provided to the satisfaction of the Building Bureau.

23. Prior to issuance of a building permit, the applicant must submit complete landscape and irrigation plans. The landscape plan shall be in full compliance with Chapter 21.42. All landscape 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 Department strongly recommends use of drip irrigation systems. The irrigation system shall not cause water to spray or flow across a public sidewalk. Reclaimed water, if available, shall be used for all landscaped areas. All landscape areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and 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.
24. Energy conserving equipment, lighting and construction features shall be utilized on the buildings as feasible.
25. Prior to issuance of a building permit, provide information on fixtures and mounting heights and locations for building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Long Beach Development Services.
26. Prior to issuance of a Temporary or Final Certificate of Occupancy, whichever comes first, the applicant shall fully comply with all applicable Transportation Demand Management and Trip Reduction measures. The applicant shall establish a program informing tenants about public transit, rideshare programs, and bike facilities.
27. Provide information on 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.
28. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent properties.
29. Prior to issuance of a building permit, the applicant shall file a separate plan check submittal to Long Beach Fire Department, Public Works, Building Bureau and Police Department for their review and approval (see attachments for Police and Building comments).
30. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the



applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.

31. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
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 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.
33. Noise levels emanating from project construction and operations shall not exceed the applicable noise standards set forth in Long Beach Municipal Code (LBMC) Chapter 8.80 Noise, and specifically with the provisions of LBMC Section 8.80.150 Exterior Noise Levels.
34. The applicant shall provide the following to the satisfaction of the Director of Public Works:

#### **GENERAL REQUIREMENTS**

- a. 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.).
- b. All refuse and recycling receptacles shall be subject to the standards and requirement of Long Beach Municipal Code Chapter 8.60.

#### **PUBLIC RIGHT-OF-WAY**

- c. The Developer shall provide easements to the City of Long Beach or interested utility agency for all existing and proposed public utility facilities within the development site, to the satisfaction of the City Department or public agency with interest.



- d. The Developer proposes to construct a single-story industrial building over existing public utility easements with active utility lines. Prior to release any permit, and to the satisfaction of the Director of Public Works, the Developer shall relocate existing public utility lines to a location outside of all vertically constructed structures, process new easements for the relocated public facilities, and quitclaim the prior easements.
- e. The Developer proposes to construct a cul-de-sac upon the southerly portion of Cota Avenue, north of West Pacific Coast Highway. Prior to release of a construction permit, the Developer shall provide for right-of-way dedications for public access rights within the full-width (60 feet) of Cota Avenue, per City of Long Beach and governmental standards.
- f. Subject to approval of the proposed access way, the Developer shall dedicate and improve as needed for the cul-de-sac and along Cota Avenue to provide for a 10-foot-wide public sidewalk. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works, per City standard plans for streets and sidewalks.
- g. 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**

- h. Upon approval of the Cota Avenue access way, the Developer shall reconstruct the full-width of the street profile, resulting in a 40-foot-wide roadbed and 10-foot-wide public sidewalk; 4-foot-wide parkway and 6-foot-wide sidewalk paving. Sidewalk improvements shall include sidewalk, curb, and curb gutter to the satisfaction of the Director of Public Works.
- i. The Developer shall construct all proposed driveways servicing the project site to meet full ADA compliance, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. If a dedication of additional right-of-way is needed, the Developer shall provide for it.
- j. The Developer shall demolish the existing sidewalk and curb ramp located at the northwest corner of West Pacific Coast Highway and Cota Avenue, and



construct a new ADA compliant curb ramp to the satisfaction of the Director of Public Works.

- k. The Developer shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the development site along West Pacific Coast Highway. 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).
- l. The Developer shall replace the missing sidewalk grate located on West Pacific Coast Highway, adjacent to the project site.
- m. 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.
- n. The Developer shall improve the parkway along Cota Avenue fronting this project with new grass or drought-tolerant accent shrubbery and permeable groundcover such as decomposed granite as described in Section 21.42.050 of the Municipal Code.
- o. The Developer shall provide for new street trees with root barriers along Cota Avenue adjacent to the project site. 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 Cota 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.
- p. All mature street trees requiring removal along West Pacific Coast Highway shall be relocated to the satisfaction of the Director of Public Works, per standards and requirement of the City Arborist. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to removing or relocating any street trees.



- q. 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.
- r. The Developer shall provide for the resetting to grade of existing manholes, pull boxes, meters, and other existing facilities in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- s. The Developer shall provide for the relocation of the street light and pull box, near the southwest corner of the project 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.
- t. The Developer shall submit a grading and drainage plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to the release of any building permit.
- u. 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 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.
- v. Public improvements shall be constructed in accordance with plans reviewed and approved by Public Works. The City's Public Works Engineering Standard Plans are available online at [www.longbeach.gov/pw/resources/engineering/standard-plans](http://www.longbeach.gov/pw/resources/engineering/standard-plans) 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.
- w. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

- x. 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) 576-6600 or visit their website for complete instructions at [www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml) Left-click on the Construction General Permit Order 2009-0009-DWQ link.

### **TRAFFIC & TRANSPORTATION BUREAU**

- y. At the discretion of the City Traffic Engineer, the Developer shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage blocks. The Developer shall coordinate with the California Department of Transportation (Caltrans) to implement the most recent Bicycle Master Plan along West Pacific Coast Highway.
- z. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of Caltrans and the City Traffic Engineer. Driveways greater than 28 feet require approval from the Development Services and Public Works Departments; contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- aa. 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.
- bb. 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.
- cc. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.



- dd. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
  - ee. Pacific Coast Highway is a State highway under the jurisdiction of the California Department of Transportation (Caltrans). A street improvement permit from (Caltrans) will be required for all work within the West Pacific Coast Highway right-of-way. Contact Joyce Minzey at (213) 897-7632 to request additional information regarding the Caltrans permitting process.
  - ff. 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.)
35. As a condition of any City approval, 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 concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.