

**FINDINGS****Modification to Site Plan Review 0602-14 (MOD18-005)****4100 Donald Douglas Drive****Application No. 1802-21****April 5, 2018**

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

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

The applicant proposes to construct 24,760 net new square feet of conditioned building area under Phase II of the Long Beach Airport Terminal Improvement Project. Phase II proposes the construction of 24,760 square feet but provides for the removal of 5,000 square feet (the TSA building) and the removal of the modular buildings being used by the rental car companies. The total square footage of the terminal area after completion of Phase II would be 89,929 square feet.

The new buildings would include an approximately 14,310-square-foot ticketing facility, a 6,200-square-foot TSA baggage inspection facility, a 2,000-square-foot pre-security concessions building, and approximately 1,750 square feet of new pre-security restrooms. The project includes non-conditioned space for a new baggage claim, baggage make-up area, and a meet and greet courtyard. As part of the proposed project, the rental car service counters would be relocated in the Historic Airport Terminal Building (City designated landmark), which would be restored and rehabilitated.

With the exception of the existing Historic Airport Terminal Building, which will be preserved by rehabilitating and restoring many of its character-defining features and materials, the proposed airport facilities and structures will reflect the same aesthetic as the Phase I improvements. Buildings are designed with a light and modern aesthetic, with a variety of canopies to provide shelter and shade from the elements. All outdoor areas, including the new ground transportation plaza and rental car return areas, will include required parking lot improvements, such as lighting and landscaping. This will allow these functional areas to create a cohesive edge along Donald Douglas Drive.

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

The project conforms to the design standards identified in the Long Beach Airport Terminal Planned Development District (PD-12) including the requirement that the line of site from Donald Douglas Drive to the Airport Terminal is not disrupted. The Historic Airport Terminal is only visible to the general public from Donald Douglas Drive, to the east. There are no new proposed structures to the east of the Historic Airport Terminal Building, therefore, no existing views are being disturbed. Other special design guidelines include building setbacks and landscaping; the project incorporates these features and conditions of approval are included to ensure that these features are implemented in the project.

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

Positive Finding: No significant mature trees will be removed as part of this project. No trees are found on the areas of the project site where the Phase II improvements are proposed. There is some ornamental landscaping near Donald Douglas Drive that may be removed as part of the construction of the new ticketing lobby, but the project is required to re-landscape the newly improved areas.

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

Positive Finding: The proposed Phase II improvements are part of a larger Airport Terminal Improvement Project that began in 2006. While some off-site improvements were made at that time, the implementation of the Phase II project will require certain off-site improvements be completed. These include upgrades to accessible ramps, cross walks, signage, and other upgrades to ensure that the public right-of-way is fully compliant with current standards.

- 5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25 1 AS FOLLOWS:**

The project contains less than 25,000 square feet of new, non-residential development and thus will be exempt from Transportation Demand Management requirements.

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

The provisions of Section 21.45.400 apply to the proposed project due to the City's funding of the Phase II Terminal Improvements. Applicable buildings are required to be certified by the Leadership in Energy and Environmental Design (LEED).

As conditioned, the proposed project will be required to comply with the additional green building requirements in Section 21.45.400 – canopy tree shade coverage over forty percent (40%) of the new designated parking area or reflective paving areas, solar-ready rooftops, and designated recyclable materials collection areas in all project trash collection area. The provision of bicycle parking is not required pursuant to Section 21.45.400 because the project does not include residential, commercial, retail, or industrial building areas. Compliance with the conditions of approval will ensure that the proposed project is consistent with Section 21.45.400 of the Long Beach Municipal Code.

**CONDITIONS OF APPROVAL**  
**Modification of Site Plan Review 0602-14 (MOD18-005)**  
**4100 Donald Douglas Drive**  
**Application No. 1802-21**  
**April 5, 2018**

**Special Conditions:**

1. The following approvals are granted for this project:
  - a. Approval of an EIR Addendum to the Long Beach Airport Terminal Improvement Project Environmental Impact Report (EIR) No. 37-03 (State Clearinghouse No. 200309112).
  - b. Modification of Site Plan Review 0602-14 to allow for approval for Phase II of the Long Beach Airport Terminal Improvement Project as depicted on plans submitted to the Department of Development Services, consisting of:
    - 1) A new in-line Checked Baggage Inspection System (CBIS) Facility consisting of 6,200 square feet of enclosed space and 4,000 square feet of open space with roof canopy.
    - 2) A consolidated baggage claim area consisting of 13,000 square feet of area under a canopy structure.
    - 3) Approximately 14,310 square feet of ticketing facilities.
    - 4) Rehabilitation and re-commissioning of the Historic Airport Terminal Building. Rental Car Transaction Services and support offices would be relocated into the Historic Terminal Building.
    - 5) Approximately 2,000 square feet of building area for new pre-security concessions.
    - 6) Approximately 1,750 square feet of new pre-security restrooms.
    - 7) Improvements and expansion of the existing meet and greet plaza.
    - 8) Construction of a new approximately 200,000-square-foot surface parking lot with security fencing for rental car storage and queuing.
    - 9) Construction of a consolidated ground transportation area, including facilities for valets, taxies, rideshares, shuttles, buses, and bicycles.
    - 10) Improvements to existing roadways, sidewalks, traffic signals, and wayfinding signage for enhanced vehicle and pedestrian safety.
  - c. Conditions of approval specific to Phase I of the Long Beach Airport Terminal Improvement Project, as specified in Case No. 0602-14, pertaining to Phase I improvements remain in full force and effect.

Plans and Construction

2. All buildings shall be arranged on their site to provide views between buildings, to avoid the impression of a wall of buildings adjacent to any street and to encourage views of the airport terminal building.



3. All buildings shall be subject to the conditions contained in the limits mandated by the Federal Aviation Administration so that no building shall exceed the height of the Federal Aviation Administration FAR Part 77. All building heights should be integrated with total design concept and shall be related to the existing and planned developments of the plan area.
4. The setback limitations for buildings facing Donald Douglas Drive shall be a minimum of ten feet from the back of the current or future sidewalk, if present, on Donald Douglas Drive. If no future sidewalk is planned, then a minimum of ten feet from the back of curblane is appropriate.
5. Not less than twenty feet shall be provided between any two buildings. Front, rear, and side yards not fronting on Donald Douglas Drive shall not be less than five feet in depth.
6. Detailed landscape and irrigation plans shall be submitted to the Department of Planning and Building for approval prior to issuance of a building permit. Such plan shall be implemented prior to the issuance of a Certificate of Use and Occupancy.
7. All landscaping and paved areas shall be maintained in a neat and orderly condition with the landscaping in a healthy condition and free of weeds and litter. All paved areas, walls or fences shall be in good repair without broken parts, holes, potholes or litter.
8. All landscaped areas shall be provided with irrigation capable of complete coverage of the areas and designed to minimize run-off and other wasting of water. Such system shall be maintained in a fully operational condition.
9. All portions of a lot not paved or occupied by a structure shall be landscaped. All yard areas required by this Plan shall be landscaped unless utilized for a permitted use. These requirements shall apply to buildings and parking facilities constructed subsequent to adoption of this Plan.
10. One tree shall be provided for each five parking spaces in a parking lot. These trees may be clustered, but a minimum of one cluster for each one hundred feet of a row or double row of parking spaces shall be provided. Trees shall be provided in or bordering the parking area and shall be of a species that provides a broad canopy.
11. Not less than one tree shall be provided for each twenty-five linear feet of street lot line to be located in the abutting yard area.
12. Street trees may be required in addition to other required landscaping. Four trees per one hundred lineal feet of street frontage is the minimum amount required along the street frontage. Such trees shall be installed according to Municipal Code

Section 21.42.060. Type of tree shall be determined by the Director of Public Works.

- a. Minimum Size. Required trees. At least fifteen gallons, provided that any site with more than one hundred feet of street frontage shall also provide one tree of not less than twenty-four-inch box size for each one hundred feet of street frontage.
  - b. Minimum Size. Required shrubs. At least five gallons.
  - c. Minimum Size. Ground cover. Vegetative ground cover shall cover the proposed area; other ground cover shall be planted in such a way as to result in coverage of the area within one year.
  - d. Substitutions. If adequate space to plan a fifteen-gallon tree is not available, three five gallon shrubs may be substituted for each tree, upon the approval of the Director of Development Services. If a significant concentrated planting is more appropriate than linear screen planting, one thirty-six-inch box tree may be substituted for three fifteen gallon trees, upon the approval of the Director of Development Services. Hydro mulch or seeding for a large lawn may be substituted for sod upon the approval of the Director of Development Services.
13. All open storage shall be screened by a solid wall. No material being stored shall be visible above such wall. All such walls shall be screened by vines not less than ten feet on center.
14. All parking lots facing a public street shall be screened by a solid wall or compact evergreen hedge, not less than three feet in height, or by a landscaped planter containing five gallon shrubs not less than three feet on center, or by a landscaped berm not less than three feet in height, or by a landscaped screening plan approved by the Director of Development Services.
15. An interior walkway system shall be provided throughout the development to encourage access from public transportation and to provide access to employee service uses such as restaurants and the like. Sidewalks shall be a minimum of five feet in width except adjoining the curb where they shall be a minimum of six feet in width.
16. All uses shall comply with applicable air pollution regulations including regulations for control of airborne dust during construction.
17. Buildings designed with reflective glass shall submit reflection studies showing sun and reflective glare patterns and their effect on ground and air transportation. Such studies shall be submitted with each proposed structure to be processed for Site Plan Review. Mirrored reflective glass shall not be used as a major façade element. Metal buildings shall not be allowed along the street frontage of any public street.

18. The developer shall provide for any on and off-site improvements necessary to service the development. The developer shall provide for replacement of any public improvement damaged as a result of development of the site. As a further consideration of Site Plan Review approval, for each building, prior to issuance of a building permit, each development shall be required to provide for all on-off-site improvements necessary to access and serve that development, including repairing or replacing damaged, deteriorated or missing curbs, gutters, sidewalks, street trees, street lights and roadways, and providing all other improvements necessary as required through Site Plan Review, to provide access to the site.
19. Prior to issuance of a grading or demolition permit (whichever occurs first), the developer shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any) and approval shall be binding upon all hauling activities and construction truck trips by the developer.
20. The developer shall abide by the haul route/trucking route approved by the Director of Development Services and City Engineer. Failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction permits, inspections, or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the developer's hauling practices to be remedied.
21. The project shall be developed in substantial conformance with the plans presented to the Planning Commission on April 5, 2018. Each structure shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the developer shall be required to submit an application for a Modification of Approved Permit.
22. No permits for the alteration, remodel, enlarging, or improvements to the Airport Terminal, shall be issued prior to review by the Cultural Heritage Commission and issuance by the Commission of a certificate of appropriateness.
23. All work on or affecting the Airport Terminal Building designated historic landmark building shall comply with the Certificate of Appropriateness and appurtenant conditions issued by the Cultural Heritage Commission for the Airport Terminal Building.

24. The developer shall provide a sample of all final exterior finish and architectural materials and colors selected for construction for review by the Director of Development Services, prior to issuance of a building permit for new construction. If these materials are found to be below the standards approved in concept, the developer remedy the deficiency by revising plans to include exterior finish and architectural materials and colors to the satisfaction of the Director of Development Services.
25. The architectural design of all buildings shall be harmonious and complementary, and in conformance with the design requirements and guidelines of the PD-12 Ordinance. The architectural style and materials shall not be changed between buildings or between phases of construction; except as provided by these conditions of approval.
26. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
27. All forms of barbed wire and razor wire shall be prohibited on the site.
28. Any street lights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
29. The developer shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations and the applicable standards of the PD-12 ordinance.
30. 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. The new ticketing facility would be required to obtain LEED Silver certification. 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.



31. All required green building requirements in Section 21.45.400- canopy tree shade coverage over forty percent (40%) of the new designated parking area, bicycle parking, solar-ready rooftops, and designated recyclable materials collection areas in all project trash collection areas shall be installed or provided to the satisfaction of the Director of Development Services prior to issuance of a building permit.

The following development standards shall apply to the project pursuant to Section 21.45.400:

- a. Canopy trees shall provide shade coverage, after five (5) years of growth, of forty percent (40%) of the total new 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;
- b. 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; and
- c. A designated area for the collection of recyclables shall be provided adjacent to the area for the collection of waste.

#### Use and Operation

32. The developer shall obtain approvals from the Department of Public Works for modifications to white-painted curbs (passenger loading zone) and yellow-painted curbs (loading zone) adjacent to the project site on Donald Douglas Drive in the lengths necessary to accommodate the reasonably-anticipated passenger loading and loading demands of the project.

#### Building and Safety Conditions

33. The developer shall provide for the following to the satisfaction of the General Superintendent of Development Services for the Building and Safety Bureau:

##### **GENERAL REQUIREMENTS**

- a. The proposed project may be limited to the type and amount of unprotected openings (e.g., doors, windows, etc.) that are allowed in the exterior walls where the fire separation distance is less than 30 feet to the property line. Openings may be limited to a percent of the exterior wall (e.g., 10%, 15%, 25%, 45% and 75%) and/or required to be protected in the exterior walls where the fire separation distance is between 5 feet and 30 feet from the property line or other building or structure. Openings are generally not permitted in the exterior wall where the fire separation distance is less than 5 feet from the property line. Please refer to the CBC Section 705.8 and

Table 705.8 for additional information.

- b. An occupant load analysis in accordance with the CBC Section 1004 should be provided to determine the occupant load for the proposed project. This information should assist the Applicant to determine the impact, if any, to the design for features such as, but not limited to, the following:
- Egress features such as common path of egress travel, the number of required exits, required exit width, continuity of exits, travel distance within or to exits, etc.
  - Fire protection features such as, but not limited to, fire alarms, fire sprinklers, exit signs, panic and exit hardware on exit doors, etc.

The project appears to have an occupant load of 50 or more. At least two exits should be considered in the design for each building or structure.

#### Public Works Conditions

34. The developer shall provide for 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.).

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

- b. The Developer proposes construction within the vicinity of existing underground/overhead utility lines, monitoring wells and gas lines. The Developer shall be responsible for resolving all matters of utility line encroachment to the satisfaction of the interested utility agency, City Department, and the Director of Public Works.
- c. The Developer shall construct all on and off-site improvements needed to provide full ADA accessibility compliance within the municipal airport and adjacent public rights-of-way, respectively, to the satisfaction of the Director of Public Works.

##### **ON AND OFF-SITE IMPROVEMENTS**

- d. The Developer shall install truncated dome mats at the existing curb ramps located at the signalized intersection of Donald Douglas Drive and Lakewood Boulevard, to the satisfaction of the Director of Public Works.

- e. The Developer shall repair or replace cracked, damaged, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb, curb gutter, truncated dome mats, street lights, and roadway pavement on or adjacent to the project site and necessary for site access, to the satisfaction of the Director of Public Works.
- f. At the discretion of the Director of Public Works, the Developer shall provide for new street trees and other landscaping, per Section 21.42.050 of the Long Beach Municipal Code. Street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. 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. 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.
- g. Prior to issuance of any permits, the Developer shall install Custom Printed Flex Mesh screen(s), such as FenceScreen.com 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.
- h. The Developer shall be responsible for the maintenance, repair and replacement of on and off-site improvements during construction of the proposed improvements, until final inspection of the proposed improvements by the City. All on and 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.
- i. The Developer shall provide for the resetting to grade of existing manholes, pull boxes, meters, and other existing facilities in conjunction with the required on and off-site improvements, to the satisfaction of the Director of Public Works.
- j. The Developer shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Development Services and the Director of Public Works, prior to issuance of a building permit.
- k. 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.



- I. 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**

- m. The Developer shall submit a site access and traffic circulation plan showing circulation inside the development, for review and approval by the Director of Development Services and the Director of Public Works, prior to issuance of a building permit.
- n. 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:
  - i. 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.
  - ii. 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, such as McCain 2070 Controllers.
- o. New continental style crosswalks in the vicinity of the project shall be added by the Developer at the discretion of the City Traffic Engineer. The Developer shall be responsible to upgrade or refresh all existing crosswalks, and install all new marked crosswalks, to the newest City standards.



- p. 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, or contribute a fair share fee for future implementation.
- q. There is a Long Beach Transit bus stop on Lakewood Boulevard adjacent to the development site. The Developer is encouraged to incorporate enhancements to improve the bus stop into this project. Amenities such as a roof overhang for additional shelter and architectural seating for bus patrons should be integrated into the project. Enhanced sidewalk paving should be provided for the bus stop per Long Beach Transit standards. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department.
- r. The Developer shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction activities do not interfere with transit bus operations at the existing bus stop on Lakewood Boulevard. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.
- s. The Developer shall modify Barbara London Drive to be in full compliance with City standards for public use, and to the satisfaction of the City Traffic Engineer. Street modifications shall include, but may not be limited to, installation of traffic signs and roadway/curb markings. Parking shall be prohibited along the southerly section of Barbara London Drive, bounded by Donald Douglas Drive.
- t. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet require a variance; contact the Traffic & Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- u. 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.
- v. 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.
- w. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- x. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- y. 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:**

35. 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.
36. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
37. The plans submitted for plan review shall 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.
38. Prior to the issuance of a building permit, the applicant shall 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.
39. 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.
40. All rooftop mechanical equipment shall be fully screened from public view. Said screening shall 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 shall be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
41. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
42. 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.

43. 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.
44. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
45. 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.
46. 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.
47. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau shall be secured.
48. 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.
49. For projects consisting of new buildings, parking lots, or landscaped area, the applicant shall submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to the issuance of a building permit. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Director of Development Services.
50. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
51. 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.

52. 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.
53. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
54. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
55. 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.
56. 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

**Standard Conditions – General:**

57. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the two-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.



58. 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 shall 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).
59. 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.
60. 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).
61. 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 shall be recorded with all title conveyance documents at time of closing escrow.
62. 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.
63. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
64. 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.
65. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator shall 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.
66. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
  67. Any graffiti found on site shall be removed within 24 hours of its appearance.
  68. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
  69. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
  70. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.
  71. Long Beach Airport Terminal Improvement Project EIR No. 37-03 and EIR Addendum Mitigation Measures. The developer shall provide for compliance of all mitigation measures of the Long Beach Airport Terminal Improvement Project Environmental Impact Report (EIR) No. 37-03 that apply to this project. These mitigation measures are attached to these conditions of approval and by this reference made a part hereof.