

**CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL
2528 N. Lakewood Boulevard
Parcel 1 – Fast-Food Restaurant
Application No. 1708-77/CUP17-011
June 7, 2018**

Standard Conditions:

1. This approval permits a Conditional Use Permit (CUP) requesting to operate a drive-through lane in conjunction with a fast-food restaurant, to operate between the hours of 4:00 a.m. and 12:00 midnight.
2. 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.
3. 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).
4. 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.
5. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property, as set forth by this permit, together with all conditions, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
6. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Bureaus. These conditions must be printed on the site plan or a subsequent reference page.
7. All plans submitted for plan review must explicitly call out and describe all materials, textures, and colors approved by the Planning Commission. No substantial changes shall be made without prior written approval of the Planning Commission.

8. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval, if such modifications shall not significantly change/alter the approved design/project. Any major modifications to the approved project shall be reviewed and approved by the Planning Commission.
9. Site development, including landscaping, shall conform to the approved plans on file in Long Beach Development Services. At least one set of approved plans containing Planning, Historic Preservation, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
10. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
11. Where feasible, all landscaped areas shall be planted with drought-tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
12. Adequately-sized trash enclosures shall be designed and provided for this project as per LBMC Section 21.45.167. The designated trash area shall not abut a street or a public walkway and shall be placed at an inconspicuous location on the property. Trash enclosures shall be designed to complement the building architecture, screened on all sides and provided for easy access. Prior to the issuance of a building permit, detailed drawings of these enclosures shall be submitted to the Director of Development Services for review and approval of the enclosure designs and materials. Trash enclosures require a separate permit. The trash enclosure location shall be easily accessible to trash collection trucks.
13. The Department of Development Services and Long Beach Police Department shall have the authority to review the site for security issues, and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, and additional security lighting if problems develop at the site.
14. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences, and the perimeter of the site (including all public parkways).

15. Prior to the issuance of a building permit, the applicant must depict all utility apparatus such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Such devices shall be properly screened with landscaping or other screening methods approved by the Director of Development Services.
16. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.
17. All parking areas serving the site shall provide appropriate security lighting pursuant to Section 21.41.259. All exterior lighting shall be operated by a photocell that activates the lighting when it senses darkness. Such lighting shall be adequately shielded to prevent intrusion of light and glare upon neighboring properties. The Chief of Police may require other security measures to be provided.
18. Energy conserving equipment, lighting, and construction features shall be utilized on the building.
19. Any graffiti found onsite must be removed within 24 hours of its appearance.
20. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
21. 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.
22. Separate building permits are required for fences, retaining walls, and flagpoles.
23. 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.
24. The applicant shall comply with all Low Impact Development (LID) measures as required by the Building Bureau.
25. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.

26. 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. Saturdays: 9:00 a.m. to 6:00 p.m.; and
 - c. Sundays: Not permitted
27. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

Special Conditions

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

33. No more than 30 percent of the exterior windows shall be concealed by advertisement or signs.
34. The applicant shall install perimeter decorative concrete block walls along the east and the south property line adjacent to the alley.
35. The applicant shall complete the recordation of the Lot Line Adjustment prior to issuance of building permits for the new building.
36. The applicant shall record a reciprocal access agreement permitting pedestrian and vehicular traffic access, and shared parking for all parcels to be recorded prior to finalization of building permits for any parcel.
37. Department of Public Works Specific Conditions

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 requirements of Long Beach Municipal Code Chapter 8.60, including number of receptacles, receptacle specifications, and collection services.

PUBLIC RIGHT-OF-WAY

- c. The Developer shall dedicate and improve five feet for sidewalk widening purposes along North Lakewood Boulevard adjacent to the project site, resulting in a 10-foot wide public sidewalk, and relocating all existing facilities to accommodate the sidewalk widening. Sidewalk improvements shall be constructed of Portland cement concrete to the satisfaction of the Director of Public Works.
- d. The Developer shall dedicate and improve three feet for sidewalk widening purposes along East Willow Street adjacent to the project site, resulting in a 12-foot wide public sidewalk within the vicinity of the bus stop, from the corner of North Lakewood Boulevard and East Willow Street to a point approximately 125 feet east of said corner. Sidewalk improvements shall be constructed of Portland cement concrete to the satisfaction of the Director of Public Works.
- e. The Developer shall dedicate as needed to achieve a minimum 5-foot wide sidewalk clear path around all existing street fixtures (streetlights, utility poles,

etc.) on the public sidewalk adjacent to the project site, at the corner of North Lakewood Boulevard and East Willow Street. The Developer shall improve the dedicated sidewalk area(s) with Portland cement concrete per plans reviewed and approved by Public Works, and to the satisfaction of the Director of Public Works.

- f. 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. The Developer shall provide additional dedications of right-of-way as necessary to satisfy ADA requirements.

ENGINEERING BUREAU

- g. The Developer shall reconstruct the full width of the alley adjacent to the project site with Portland cement concrete, from North Lakewood Boulevard to East Willow Street, to the satisfaction of the Director of Public Works.
- h. The Developer shall reconstruct the alley intersections at North Lakewood Boulevard and East Willow Street. Alley improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- i. The Developer shall provide for public street lamps or install on-site alley lighting to the improved alley adjacent to the project site, to the satisfaction of the Director of Public Works.
- j. The Developer shall check with the Long Beach Water Department at (562) 570-2300 and the Energy Resources Department at (562) 570-2030 for scheduled main replacement prior to submitting alley improvement plans to the Department of Public Works.
- k. Subject to the improvement limits of the proposed driveway on East Willow Street, the Developer shall provide for the relocation of the existing facilities in conflict with the new point of access, to the satisfaction of the Director of Public Works. The Developer shall contact the appropriate City Department or agency of interest to schedule the relocation work prior to submitting on-site grading plans.
- l. The Developer shall demolish the existing sidewalk paving and curb ramp located at the corner of North Lakewood Boulevard and East Willow Street adjacent to the project site, and construct a new ADA-compliant curb ramp to the satisfaction of the Director of Public Works.
- m. The Developer shall remove unused driveways and curb cuts, and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.

- n. The Developer shall reconstruct the sidewalk paving, curb and curb gutter adjacent to the project site along North Lakewood Boulevard, resulting in a 10-foot-wide public sidewalk. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- o. The Developer shall reconstruct the sidewalk paving, curb and curb gutter adjacent to the project site along East Willow Street, and improve the dedicated area described in the Right-of-Way section above, resulting in a 12-foot-wide public sidewalk within the vicinity of the bus stop. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- p. The Developer shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk paving, curb and curb gutter adjacent to the development site along East Willow Street, from the easternmost limit of the improved 12-foot-wide sidewalk area to the easterly alley intersection. 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).
- q. 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.
- 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 underground streetlight conduit, within the northwest corner of the project site, to be within public right-of-way, 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. 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.

- u. 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. 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.
- v. 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.
- w. Prior to approving an engineering plan, all projects greater than one 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. Left-click on the Construction General Permit Order 2009-0009-DWQ link.

TRAFFIC & TRANSPORTATION BUREAU

- x. A traffic impact analysis must be prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's stamp required). The Developer shall include within the scope of the analysis modifications to the alley intersection at East Willow Street for improved ingress/egress. Any conditions generated by the analysis shall be made a part of these conditions.
- y. 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. All 8" traffic signal indications shall be updated to 12" LED units.
 - ii. 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.

- iii. All pedestrian indications shall be upgraded to LED Countdown Modules within all pedestrian crossings.
 - iv. All pedestrian push buttons shall be upgraded to the most current City standard.
 - v. 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.
 - vi. 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.
 - vii. 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.
- z. New 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 all existing crosswalks, and install all new marked crosswalks, to the newest City standards.
- aa. 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 along North Lakewood Boulevard and East Willow Street, or contribute a fair share fee to the City for future implementation.
- bb. There is a high-volume Long Beach Transit bus stop on East Willow Street adjacent to the development site. The Developer shall 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 12-foot-wide sidewalk paving should be provided for the bus stop per Long Beach Transit standards. The Developer shall also incorporate enhancements to improve the ad-bearing bus stop per City standards. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.

- cc. The Developer shall contact Long Beach Transit and the City's Public Works Department prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stop on East Willow Street. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.
- dd. 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.
- ee. 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.
- ff. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as a result of construction activities to the satisfaction of the City Traffic Engineer.
- gg. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- hh. The Developer shall contact the Traffic & Transportation Bureau at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- ii. 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.).

CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL
2528 N. Lakewood Boulevard
Parcel 2 – Fast-Food Restaurant
Application No. 1708-77/CUP17-012
June 7, 2018

Standard Conditions:

1. This approval permits a Conditional Use Permit (CUP) requesting to operate a drive-through lane in conjunction with a fast-food restaurant to operate between the hours of 4:00 a.m. and 12:00 midnight.
2. 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.
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4. 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.
5. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property, as set forth by this permit, together with all conditions, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
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8. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval, if such modifications shall not significantly change/alter the approved design/project. Any major modifications to the approved project shall be reviewed and approved by the Planning Commission.
9. Site development, including landscaping, shall conform to the approved plans on file in Long Beach Development Services. At least one set of approved plans containing Planning, Historic Preservation, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
10. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
11. Where feasible, all landscaped areas shall be planted with drought-tolerant plant materials. All landscaped areas shall be provided with water-conserving, automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
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13. The Department of Development Services and Long Beach Police Department shall have the authority to review the site for security issues, and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, and additional security lighting if problems develop at the site.
14. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).

15. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Such devices shall be properly screened with landscaping or other screening methods approved by the Director of Development Services.
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25. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.

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Special Conditions

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

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34. The applicant shall install perimeter decorative concrete block walls along the east and the south property line adjacent to the alley.
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37. Department of Public Works Specific Conditions

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, including number of receptacles, receptacle specifications, and collection services.

PUBLIC RIGHT-OF-WAY

- c. The Developer shall dedicate and improve five feet for sidewalk widening purposes along North Lakewood Boulevard adjacent to the project site, resulting in a 10-foot-wide public sidewalk, and relocating all existing facilities to accommodate the sidewalk widening. Sidewalk improvements shall be constructed of Portland cement concrete to the satisfaction of the Director of Public Works.
- d. The Developer shall dedicate and improve three feet for sidewalk widening purposes along East Willow Street adjacent to the project site, resulting in a 12-foot-wide public sidewalk within the vicinity of the bus stop, from the corner of North Lakewood Boulevard and East Willow Street to a point approximately 125 feet east of said corner. Sidewalk improvements shall be constructed of Portland cement concrete to the satisfaction of the Director of Public Works.
- e. The Developer shall dedicate as needed to achieve a minimum 5-foot-wide sidewalk clear path around all existing street fixtures (streetlights, utility poles, etc.) on the public sidewalk adjacent to the project site, at the corner of North Lakewood

Boulevard and East Willow Street. The Developer shall improve the dedicated sidewalk area(s) with Portland cement concrete per plans reviewed and approved by Public Works, and to the satisfaction of the Director of Public Works.

- f. 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. The Developer shall provide additional dedications of right-of-way as necessary to satisfy ADA requirements.

ENGINEERING BUREAU

- g. The Developer shall reconstruct the full width of the alley adjacent to the project site with Portland cement concrete, from North Lakewood Boulevard to East Willow Street, to the satisfaction of the Director of Public Works.
- h. The Developer shall reconstruct the alley intersections at North Lakewood Boulevard and East Willow Street. Alley improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- i. The Developer shall provide for public street lamps or install on-site alley lighting to the improved alley adjacent to the project site, to the satisfaction of the Director of Public Works.
- j. The Developer shall check with the Long Beach Water Department at (562) 570-2300 and the Energy Resources Department at (562) 570-2030 for scheduled main replacement prior to submitting alley improvement plans to the Department of Public Works.
- k. Subject to the improvement limits of the proposed driveway on East Willow Street, the Developer shall provide for the relocation of the existing facilities in conflict with the new point of access, to the satisfaction of the Director of Public Works. The Developer shall contact the appropriate City Department or agency of interest to schedule the relocation work prior to submitting onsite grading plans.
- l. The Developer shall demolish the existing sidewalk paving and curb ramp located at the corner of North Lakewood Boulevard and East Willow Street adjacent to the project site, and construct a new ADA-compliant curb ramp to the satisfaction of the Director of Public Works.
- m. The Developer shall remove unused driveways and curb cuts, and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.

- n. The Developer shall reconstruct the sidewalk paving, curb and curb gutter adjacent to the project site along North Lakewood Boulevard, resulting in a 10-foot-wide public sidewalk. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- o. The Developer shall reconstruct the sidewalk paving, curb and curb gutter adjacent to the project site along East Willow Street, and improve the dedicated area described in the Right-of-Way section above, resulting in a 12-foot-wide public sidewalk within the vicinity of the bus stop. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- p. The Developer shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk paving, curb and curb gutter adjacent to the development site along East Willow Street, from the easternmost limit of the improved 12-foot-wide sidewalk area to the easterly alley intersection. 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).
- q. 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.
- 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 underground streetlight conduit, within the northwest corner of the project site, to be within public right-of-way, 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 onsite grading plans.
- t. 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.

- u. 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. Detailed offsite improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to the Department of Public Works for approval.
- v. 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.
- w. Prior to approving an engineering plan, all projects greater than one 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. Left-click on the Construction General Permit Order 2009-0009-DWQ link.

TRAFFIC & TRANSPORTATION BUREAU

- x. A traffic impact analysis must be prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's stamp required). The Developer shall include within the scope of the analysis: modifications to the alley intersection at East Willow Street for improved ingress/egress. Any conditions generated by the analysis shall be made a part of these conditions.
- y. 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. All 8" Traffic Signal indications shall be updated to 12" LED units.
 - ii. 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.

- iii. All pedestrian indications shall be upgraded to LED Countdown Modules within all pedestrian crossings.
- iv. All pedestrian push buttons shall be upgraded to the most current City Standard.
- v. 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.
- vi. 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.
- vii. 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.
- z. New 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 all existing crosswalks, and install all new marked crosswalks, to the newest City standards.
- aa. 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 along North Lakewood Boulevard and East Willow Street, or contribute a fair share fee to the City for future implementation.
- bb. There is a high volume Long Beach Transit bus stop on East Willow Street adjacent to the development site. The Developer shall 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 12-foot wide sidewalk paving should be provided for the bus stop per Long Beach Transit standards. The Developer shall also incorporate enhancements to improve the ad-bearing bus stop per City standards. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.

- cc. The Developer shall contact Long Beach Transit and the City's Public Works Department prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stop on East Willow Street. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.
- dd. 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.
- ee. 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.
- ff. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as a result of construction activities to the satisfaction of the City Traffic Engineer.
- gg. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- hh. The Developer shall contact the Traffic & Transportation Bureau at (562) 570-6331 to modify any existing curb marking zones adjacent to the project site.
- ii. 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.).