

**CONDITIONS OF APPROVAL**  
**Modification to Approved Permit (MOD18-018)**  
**200 W Ocean Boulevard**  
**Application No. 1804-22**  
**October 18, 2018**

1. Project approvals consist of a Modification to Approved Permit (MOD18-010) for the proposed modifications to an existing Site Plan Review, Local Coastal Development Permit, and Adaptive Reuse approvals (Application No. 1503-22) to add 12 units, 21 parking spaces, a 3,953-square-foot reduction in open space, a building height increase to 155', and Tentative Tract Map (TTM17-004) to convert the apartment development to condominiums located at 200 W. Ocean Boulevard located in the Downtown Shoreline Planned Development District (PD-6) zoning district. (District 2)
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 request submitted to and approved by the Zoning Administrator 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).

**Special Conditions:**

4. All work shall be carried out in substantial conformance with the activities shown on plans received by the Department of Development Services, Planning Bureau, dated September 6, 2018, and approved by the Planning Commission on October 4, 2018
5. All previous applicable entitlements shall remain in full effect.
6. Approval of the project is contingent on securing a finalized parking and lease agreement to secure 21 off-site parking stalls to accommodate the required parking needed for the site. Such proof of agreement shall be reviewed and approved at the discretion of the Director of Development Services or designated staff. The parking stalls shall be full size 8'-6" wide by 18'-0" deep and subject to the off-site parking regulations outlined in Section 21.41.222 of the Zoning code.
7. A minimum of two three-bedroom units shall be provided and maintained on

site.

8. A Local Coastal Development Permit shall be acquired subject to the review and approval of the Zoning Administrator.
9. Gas Service and Gas Meter location shall be reviewed and approved by the Department of Energy Resources and Development Services Department.
10. One or several central satellite television/data receiver dish(es) shall be located on the roof of the buildings or in another utility area so that a separate satellite receiver dish is not needed for each residential and community space.
11. On-site landscaping shall be subject to LBMC Section 21.42.035 – Special Requirements for Water Efficient Landscaping. Landscaped areas shall be planted primarily with drought tolerant plant materials and shall be provided with water-conserving, automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
12. The Department of Development Services and the Long Beach Police Department shall have the authority to review the site for security problems, 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.
13. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
14. Noise levels emanating from the project's common open space areas shall not exceed applicable noise standards specified in Long Beach Municipal Code. Use of the 3<sup>rd</sup> floor common open space areas and the 8<sup>th</sup> floor roof decks areas shall be restricted to the hours of 6:00 a.m. – 12:00 a.m. (midnight).
15. 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.
16. 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.
17. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall

not be located in any front, side, or rear yard area that is adjacent to a public street. Such devices shall be properly screened with landscaping or other screening methods approved by the Director of Development Services.

18. 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.
19. 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.
20. Adequately-sized trash rooms shall be designed and provided for this project as per LBMC Section 21.45.167. The designated trash rooms shall be placed in inconspicuous locations on the development site, provide for easy access, and contain a collection area for recyclable materials.
21. Any graffiti found onsite must be removed within 24 hours of its appearance.

**Standard Conditions:**

22. 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.
23. This approval is required to comply with the 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).
24. 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.
25. 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
26. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to attack, set aside, void, or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover any anticipated litigation costs and staff time required as a result of litigation activity.