

VESTING TENTATIVE TRACT MAP NO. 81346
CONDITIONS OF APPROVAL
Case No. TTM 17-004
Date: October 18, 2018

1. The Final Map is to be prepared in accordance with the approved Vesting Tentative Tract Map No. 81346 and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission of the tentative map, unless prior to expiration of the thirty-six month period, the Planning Bureau has received a written request from the Subdivider for an extension of time in writing and receives approval by the Zoning Officer.
2. The final map shall be based upon criteria established by the Director of Public Works.
3. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
4. All required facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
5. The Subdivider shall construct all off-site improvements needed to provide full American's with Disabilities Act (ADA) accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.
6. Prior to Building Permit issuance the Subdivider shall provide easements to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or Public Agency and shall show on the map.
7. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedication or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map filing.
8. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvement by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.

9. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be construction with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
10. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the final map approval.
11. The Subdivider and subsequent successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way. And for the maintenance of the sidewalk, parkway, street trees and other landscaping, irrigation systems, and Victory Park within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project Conditions, Covenants, and Restrictions "(CC&R's)", and a recorded copy of said document shall be provided to the Director of Public Works.
12. The Applicant shall cause to be prepared CC&R's for this project. A copy of the CC&R's are to be provided to the Director of Development Services for approval prior to being sent to the Department of Real Estate and recorded with the County Recorder.
13. The applicant shall file a final plot plan with the Department of Public Works and shall meet all criteria established by the Director of Public Works.
14. A Certificate of Compliance shall be filed for recording with the county Recorder when the final plot plan is approved by the director of Public Works.
15. The CC&R's shall be executed and recorded against the title of the parcel and shall contain the following provisions (provisions shall also be noted on the final map):
 - a. The subject condominium project consists of 106 residential units;
 - b. A minimum of 150 parking spaces will be permanently maintained as parking facilities for the project. The spaces shall be permanently assigned to a specific unit labeled thusly or assigned as guest parking and labeled thusly. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, sold or given to others not a resident(s) of the condominium unit within the development. These statements shall also be noted on the final map.
 - c. The common areas and facilities for the condominiums shall be clearly described including a parking assignment plan;

- d. The Homeowner's Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the building, the abutting street trees, parkways and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the CC&R's;
 - e. Graffiti removal shall be the responsibility of the Homeowner's Association and shall be removed within 24 hours;
 - f. A clear detailed and concise written description of the common areas and facilities of the condominium shall be provided. This information shall be included on the final map.
16. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
17. Site development, including landscaping shall conform to the approved plans on file in the Department of Development Services. At least one set of approved plans containing Planning Building, Fire and Health Department Stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
18. 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.
19. 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 and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Officer or Planning Commission shall review and major modifications, respectively.
20. 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.

21. 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.
22. The Subdivider shall repair or cause to be repaired any items called out in the special inspection report and/or items called out by other contractors reporting on termite damage, combustion detection, security, and mechanical system condition prior to approval by the Department of Development Services of the Final Map. Building Permits and/or verification of those repairs will be obtained and provided to the Department of Development Services. A building permit will be required to convert the existing building into a condominium prior to the signing of the Final Map. This permit shall be finalized prior to approval of the Final Map. If electrical and plumbing repairs are required separate permits are necessary from the Department of Development Services.
23. The Applicant shall review and provide all public safety and crime prevention requirements to the satisfaction of the Chief of Police. Contact Long Beach Police Department representative at (562) 570-5835 for approvals.
24. The Applicant to provide language in the CC&R's stating that the individual homeowners shall be jointly liable and responsible for any costs of corrections due to building or property maintenance code enforcement actions.
25. Per Section 21.42.030 of the Long Beach Municipal Code, all required yards and setback areas shall be attractively landscaped primarily with live plant material. All landscaped and paved areas shall be maintained in a neat and orderly conditions with health landscaping free of weeds and litter. The replace all worn and/or dead existing landscaping at the subject property to the satisfaction of the Director of Planning and Building prior to the signing of the Final Map.
26. Prior to approval of the Final Map, the applicant shall contact Oil & Gas Department at (562) 570-2038 to determine if there are any improvements that are required.
27. The Department of Public Works submits the following requirements for the proposed development at 200 West Ocean Boulevard. It is the recommendation of this department that a final tract map be processed for this subdivision project. For additional information regarding final map processing, contact the Right-of-Way/Subdivision Coordinator, Bill Pittman, at (562) 570-6996. For off-site improvements, contact the Plan Check Coordinator, Jorge Magaña, at (562) 570-6678.

GENERAL REQUIREMENTS

- a. The Final Map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.

- b. Prior to Final Map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All facilities required by the Department of Public Works not in place and accepted prior to final map approval, must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, the Subdivider 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.).
- e. The Subdivider shall submit a Traffic Control Plan prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, for review and approval by the Department of Public Works.

OFF-SITE IMPROVEMENTS

- f. The Subdivider shall demolish the existing sidewalk and curb ramps located on the southwest corner of Pacific Avenue and Ocean Boulevard adjacent to the project site, and construct new ADA compliant curb ramps to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- g. The Subdivider shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the project site, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- h. The Subdivider shall reconstruct the existing driveway approach along Ocean Boulevard adjacent to the project site, replacing the existing facility with a Type 1 driveway approach per Public Works Engineering Standard Plan No. 105, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- i. The Subdivider shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or equivalent, fence screening, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Subdivider shall consult with the Department of Public Works to review and approve.

- j. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements, adjacent to the development site and/or along the truck delivery route, found damaged as a result of construction activities shall be reconstructed or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- k. The Subdivider 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 Planning and Building Services and the Director of Public Works, prior to approval of the final map.
- l. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. Prior to issuance of a building permit, detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to Public Works for review and approval.
- m. 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.

TRAFFIC AND TRANSPORTATION

- n. 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), and submitted for review to the City Traffic Engineer prior to issuance of a building permit. In addition, any physical street improvements must include a scaled drawing stamped by a registered Civil Engineer in the State of California. Any conditions generated by the analysis shall be made a part of these conditions.
- o. New continental style crosswalks in the vicinity of the project shall be added by the Subdivider at the discretion of the City Traffic Engineer. The Subdivider shall be responsible to upgrade all existing crosswalks, and install all new marked crosswalks, to the newest City standards.
- p. The Subdivider shall provide for new metered parking facilities, street parking striping and/or curb marking modifications adjacent to the full height sidewalk, curb and curb gutter along Ocean Boulevard. All traffic improvements shall be installed to the satisfaction of the City Traffic Engineer.
- q. At the discretion of the City Traffic Engineer, the Subdivider shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage block along Ocean Boulevard, or contribute a fair share fee to the City for future implementation.

Note: The Subdivider shall be responsible for installation of any proposed or required Bike Share Station, to the satisfaction of the City Traffic Engineer. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6384, to request additional information regarding Bike Share requirements.

- r. 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.
- s. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones adjacent to the project site.
- t. 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.).

LONG TERM MAINTENANCE

- u. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, the operation and maintenance of any private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.