

FINDINGS

**Site Plan Review (SPR18-036)
6600 Atlantic Avenue
Application No. 1806-25
September 26, 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;**

Positive Finding

The Uptown Commons Project at 6600 Atlantic Avenue (Project) would improve the vacant parking lots totaling approximately 93,045 square feet with a 11,013 square-foot commercial shopping center with 81 parking stalls on a 93,045 square-foot site located at 6600 Atlantic Avenue in the Community Automobile-Oriented District (CCA).

The project site is bounded by Atlantic Avenue to the west, Lime Avenue to the east, Artesia Boulevard to the south, and the alley to the north. Adjacent uses to the site include a variety of commercial retail and restaurant uses. There are two shopping centers directly across the street on Artesia Boulevard. West of Atlantic generally consist of light industrial and residential uses and East of Atlantic is generally residential and institutional uses.

The project is developed with a contemporary style and design includes the use of brick, fiber cement paneling, combination of smooth plaster with reveals, aluminum store fronts, metal canopy/trellis/patios, vertical landscape, plaza pavers, modified wood cladding furniture, and powder coated aluminum bike racks. The Site Plan Review Committee approved the projects design and conformance with the interdepartmental reviews of the project on September 26, 2018.

- 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;**

Positive Finding

The Project is consistent with the zoning and development standards of the CCA district of the municipal code. The site is located in General Plan Land Use District (LUD) No. 8N – Shopping Node and 8A Traditional Retail Strip Commercial District. Both LUD's allows for retail and services uses primarily intended to serve local neighborhood needs and would be compatible land uses for the proposed project. Therefore, the Project is consistent with this designation, and is in conformance with the General Plan.

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

Positive Finding

The Project site contains limited on-site vegetation and no mature existing trees. The landscaping for the project site will create a substantial increase in the amount overall landscaping which includes a mixture of ground cover, shrubs, and tree specimen totaling 18,700 square feet. The project will provide new street trees along Atlantic Avenue, Artesia Boulevard, and Lime Avenue. The new trees in the parkway will offer a consistent parkway appearance and be installed, irrigated, and maintained per all applicable City standards.

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

Improvements to the public right-of-way adjacent to the project site will include several dedications and other exactions required by code and conditions of approval to offset the capital improvements to public infrastructure necessary to support this project. These include a 2-foot wide alley dedication along Atlantic Avenue and Artesia Boulevard, 3-foot wide alley dedications along Lime Avenue, reconstruction of the full width and length of the alley, parkway improvements along Atlantic Avenue along the north portion of the project site to the Interstate 91 eastbound ramp, and construction of full Americans with Disabilities Act (ADA) sidewalks, and new tree wells, street trees, root barriers, and irrigation systems adjacent to the project site. All of these public improvements are necessary and required to offset the proposed project's impacts from increased use of the public facilities and infrastructure surround that project site that will result from project construction and operation.

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:

Table 25-1
Transportation Demand Management Ordinance Requirements

TDM Requirements	New Nonresidential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation Information Area	♦	♦	♦
Preferential carpool/vanpool parking		♦	♦
Parking designed to admit vanpools		♦	♦
Bicycle parking		♦	♦
Carpool/vanpool loading zones			♦
Efficient pedestrian access			♦
Bus stop improvements			♦
Safe bike access from street to bike parking			♦
Transit review	For all residential and nonresidential projects subject to EIR		

Not Applicable

The project contains less than 25,000 square feet of new non-residential development.

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

Per the requirements of Section 21.45.400, the project has been designed to meet

Not Applicable

The project contains less than 50,000 square feet of new non-residential development.

CONDITIONS OF APPROVAL

Site Plan Review (SPR18-036)

6600 Atlantic Avenue

Application No. 1806-25

September 26, 2018

Planning Conditions Standard:

1. Project approvals consist of Site Plan Review (SPR18-036) for the construction of a 11,013-square-foot commercial shopping center located at 6600 Atlantic Avenue in the Community Automobile-Oriented District (CCA). (District 9)
2. This permit and all development rights hereunder shall terminate two years, except as otherwise conditioned, 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).
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 that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
6. 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).
7. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.

8. The plans submitted for plan review must 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.
9. 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 or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
10. 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.
11. 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.
12. 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.
13. 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).
14. Any graffiti found on site must be removed within 24 hours of its appearance.
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. Furthermore, this equipment shall be properly screened by landscaping or any other screening method 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. Energy conserving equipment, lighting, and construction features shall be utilized in this project.

18. 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.
19. 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.
20. 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.
21. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
22. 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.
23. 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
24. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
25. 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

Planning Conditions Special:

1. All work shall be carried out in substantial conformance with the activities shown on architectural and landscape plans received by the Department of Development Services, Planning Bureau, dated October 23, 2018, including all subsequent conditions of generated from Site Plan Review Committee on September 26, 2018 and Planning Commission on December 6, 2018.
2. The applicant shall incorporate a monument sign or a decorative landscape element to screen the utility doors along the south elevation of the building at Pad 3. This sign or landscape feature shall be compatible with the overall architecture of the center and is subject to the review and approval of the Director of Development Services or designated staff.
3. The alley shall remain unobstructed and used as a two-way driveway and back up aisle. No loading or unloading of tenant products or merchandise are allowed. Each parcel shall install a minimum of one (12-inch x 18-inch) "No Loading or Unloading" sign in the landscaped area along the northern property line and installed to face Artesia Boulevard.
4. The designated loading area/truck stall shall be clearly marked on the surface as "Loading". This loading stall shall be utilized for all tenants within the development.
5. 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.
6. All signage shown on the plans are conceptual and shall be reviewed for a separate permit and entitlement as appropriate. As depicted on the plans the signage requires a creative sign permit and sign program. All signage must comply with the Long Beach Municipal Code including providing a corner cut-off for future monument/ freestanding signs.
7. The number of Electric Vehicle (EV) charging stations and spaces shall meet all applicable California Green Building Standards Code Chapter 5 Section 5.106.5.3 requirements and Title 18 of the Long Beach Building Standards Code.
8. A minimum of six bicycle parking spaces shall be provided for and maintained on site.
9. Ground floor transformers and mechanical equipment's shall be located outside the required yard setbacks and screened from view from the public right-of-way.

10. 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.
11. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
12. Noise levels emanating from the project's common open space areas shall not exceed applicable noise standards specified in Long Beach Municipal Code.
13. The applicant shall provide a five-foot minimum setback from shipping container B to the south property line.

Public Works Conditions:

- a. The Developer proposes to reconstruct the full width of the alley adjacent to the project site with asphalt cement concrete, from Atlantic Avenue to Lime Avenue, and provide a landscaped strip along the full length of the alley, on the north side. The developer shall apply for an Installation and Maintenance Agreement from the City's Public Works Department for the maintenance of the new pavement and planter within the public alley, prior to a building permit. All improvements shall be constructed per Public Works Standards, per plans reviewed and approved by Public Works, and to the satisfaction of the Director of Public Works. All utility poles along the south side of the proposed alley improvement shall be undergrounded by the developer, at project expense and to the satisfaction of the Director of Public Works. In addition, the developer shall be responsible for undergrounding on-site utility poles connected to any off-site facilities, and protecting the existing wall and utility poles on the north side of the alley during construction.
- b. The Developer shall check with the Long Beach Water Department, at (562) 570-2300, and the Energy Resources Department, at (562) 570-2000, for scheduled main replacement work prior to submitting alley improvement plans to the Department of Public Works.
- c. Prior to the start of any on-site/off-site constructions, the Developer shall submit a construction plan for pedestrian protections, 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.).
- d. All refuse and recycling receptacles shall be subject to the standards and requirements of Long Beach Municipal Code Chapter 8.60, including placement for collection.

- e. The Developer shall construct all proposed driveways servicing the project site to meet full ADA compliance, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. If a dedication of additional right-of-way is needed, the Developer shall provide for it.
- f. The developer proposes to improve portions of Atlantic Avenue and East Artesia Boulevard which are currently under 5-year and 4-year moratoriums. Atlantic Avenue has 1 year remaining, for a majority of the eastern portion adjacent to the project site, and 1 year remaining, for a western portion extending from Atlantic Avenue to East Coolidge Street. The Developer shall provide written approval from the City to begin construction prior to the end of the existing moratoriums, in the form of a discretionary permit for excavation.
- g. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy the ADA requirements, the right-of-way dedication shall be provided.
- h. The Developer shall execute an Irrevocable Offer of Dedication in a form acceptable to the City of Long Beach Public Works Department, to dedicate three feet for future street widening purposes along Lime Avenue, adjacent to the project site.
- i. The Developer shall remove unused driveways and curb cuts along Atlantic Avenue and East Artesia Boulevard, 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.
- j. The Developer 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 Developer shall consult with the Department of Public Works to review and approve.
- k. The Developer shall provide for new street trees with root barriers along Atlantic Avenue, East Artesia Boulevard, and Lime Avenue adjacent to the project site, 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. Street trees along Atlantic Avenue shall be installed using, or replaced with Crape Myrtle Hybrid street trees, at a 24-inch box minimum, to be consistent with the City's Atlantic Avenue Streetscape Project between 56th Street and 59th Street. 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% of the total area dedicated for public right of way.

- z. The Developer shall improve the parkway along Atlantic Avenue north of the project site, from the east-west alley adjacent to the project site to the Interstate 91 eastbound on-ramp, with new grass or drought-tolerant accent shrubbery, street trees and permeable groundcover, such as decomposed granite, as described in Section 21.42.050 of the Municipal Code. The street trees shall be Crape Myrtle Hybrid street trees, at a 24-inch box minimum, to be consistent with the City's Atlantic Avenue Streetscape Project between 56th Street and 59th Street. These can be located on the east side of the sidewalk between the sidewalk and adjacent property line.

Note: The Developer shall be responsible to maintain the landscaped area for a 120-day establishment period beginning when the plant material installation is complete as confirmed by Public Works. Maintenance shall include irrigation, weeding, pruning, fertilizing, and pest control. Prior to the completion of the establishment period a thorough inspection shall be conducted and all damaged, dead, dying, or missing plant materials shall be replaced by the Developer. The City will take over the maintenance of the area following the expiration of the establishment period. The Developer shall provide a 12-month warranty for replacement of any dead or dying plant materials beginning when the plant material installation is complete as confirmed by Public Works.

- l. Developer shall provide for the ability to connect and power future Bollards adjacent to the project site along Atlantic Avenue. The Developer shall furnish and install underground conduits from the City light source to the future location of the bollards. The conduits shall be cut and capped at grade with an ADA compliant cap, to the satisfaction of the Director of Public Works.

Note: The distance between any future bollards shall not be less than 20 feet on center, as measured parallel to the curb. In addition, bollards shall be placed at a minimum of 1.75 feet from the face of the street curb, as measured perpendicular to the curb and to the center of the bollard.

- m. The Developer shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities, shall be

reconstructed or replaced by the Developer, to the satisfaction of the Director of Public Works.

- n. 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.
- o. The Developer shall reconstruct the alley intersection and curb returns at Lime Avenue. Alley improvements shall be constructed of Portland or asphalt cement concrete to the satisfaction of the Director of Public Works.
- p. The Developer shall reconstruct the sidewalk, curb, and curb and gutter adjacent to the project site along Lime Avenue, to provide a 10-foot wide Portland cement concrete sidewalk paving with tree wells.
- q. The Developer shall dedicate and improve 2 feet for sidewalk purposes along Atlantic Avenue adjacent to the project site resulting in a 12-foot wide public sidewalk. Sidewalk improvements shall be constructed of Portland cement concrete to the satisfaction of the Director of Public Works.
- r. The Developer shall dedicate and improve up to 2 feet for sidewalk purposes along East Artesia Boulevard adjacent to the project site resulting in a public sidewalk between 8 feet and 12 feet wide. Sidewalk improvement shall be constructed of Portland cement concrete to the satisfaction of the Director of Public Works.
- s. Subject to the improvement limits of the proposed driveway on East Artesia Boulevard, 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. Approved plans for relocation shall be submitted to Public Works along with the on-site grading plans.
- t. All rough grading shall be completed prior to the approval of the final map, otherwise, the Developer shall be responsible for processing an appropriate grading bond. No cross-lot drainage will be permitted. Any existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works, prior to the approval of the final map.
- u. 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 Planning and Building Services and the Director of Public Works, prior to the release of any building permit.

- v. 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.
- w. 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 the Department of Public Works for review and approval.
- x. 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.
- y. 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. Left-click on the Construction General Permit Order 2009-0009-DWQ link.

TRAFFIC AND TRANSPORTATION

- z. 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). Any conditions generated by the analysis shall be made a part of these conditions.
- aa. The Developer shall dedicate and improve additional right-of-way, and demolish and reconstruct the roadway, sidewalk, curb and curb gutter as needed to widen East Artesia Boulevard to support the proposed westbound dual left turn lanes, two through lanes, a right turn lane, and bicycle facilities. The Developer shall provide for or relocate all street fixtures, including traffic signals, required in connection with the street widening. The developer shall dedicate and improve a minimum of 3 feet (in addition to the 2 feet required within item 'q') to provide for

an 8-foot wide public sidewalk in this area, with a 5-foot wide clear path for pedestrian travel. In addition, the Developer shall connect portions of the existing bicycle lane along East Artesia Boulevard, adjacent to all unused driveways and curb cuts that are removed or constructed. Street improvement, traffic signal modification, and signing & striping plans shall be submitted to Public Works for review and approval prior to issuance of a building permit.

- bb. The Developer shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the development site along Atlantic Avenue and East Artesia Boulevard (existing westernmost portion). 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).
- cc. 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.
- dd. 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). Any conditions generated by the analysis shall be made a part of these conditions.
- ee. The Developer shall be responsible to improve certain traffic signal related equipment to current CA MUTCD and/or City of Long Beach Standards, at the intersection of Atlantic Avenue and East Artesia Boulevard. 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. Vehicular detection shall be installed on all unimproved 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.
 - ii. All pedestrian push buttons shall be upgraded to the most current City Standard.
 - iii. The Developer shall install a new GPS Module based on the most current City standard.
 - iv. The Developer shall install a new traffic signal controller based on the most current City Standard, McCain 2070 Controllers.

- ff. The Developer shall contact Long Beach Transit 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 Atlantic Avenue. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.
- gg. There is a high volume Long Beach Transit bus stop on Atlantic Avenue 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 shall be provided for the bus stop per Long Beach Transit standards. Improvements to the bus stop sign for increased visibility to bus patrons shall also be included. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.
- hh. The size and configuration of the proposed center median and left-turn pocket on East Artesia Boulevard into the project site, shall be subject to review and approval of the City Traffic Engineer. Detailed street improvement plans shall be submitted to the Department of Public Works for review and approval.
- ii. 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 in width require a variance; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- jj. The Developer shall improve the existing left-turn pocket loop detectors adjacent to the project site on westbound East Artesia Boulevard, and install new bike loop detectors to the satisfaction of the City Traffic Engineer. The Developer shall provide all signing, striping, street and traffic signal modifications required for a westbound dual left turn pocket at Atlantic Avenue and an eastbound left turn pocket at the proposed project driveway, east of Atlantic Avenue on East Artesia Boulevard.
- kk. The Developer shall contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding plan submittal and construction requirements.
- ll. 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.

- mm. 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.
- nn. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- oo. The Developer shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- pp. 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

- qq. The Developer 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 alley pavement, alley planter (for a 1 year establishment and warranty period), 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.