

CONDITIONS OF APPROVAL

Site Plan Review (SPR19-004)

2701 Atlantic Avenue

Application No. 1902-13

April 18, 2019

1. Project approvals consist of a Site Plan Review (SPR19-004) to construct an 80,000-square-foot, four-story medical office building with surface parking lot located at 2701 Atlantic Avenue in the Midtown Specific Plan (SP-1-M) zoning district.
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 February 14, 2019, and approved by the Planning Commission on April 18, 2019.
5. The applicant shall comply with the Mitigation Measures specified in the Mitigation Monitoring and Reporting Program (MMRP) of the Long Beach Memorial Medical Center EIR and Addendum EIR as described in Exhibit E – Environmental Compliance Determination of the subject proposal's Planning Commission Staff Report dated April 18, 2019.
6. A Lot Merger and Certificate of Compliance shall be reviewed and approved prior to the issuance of Certificate of Occupancy of the building.
7. The transportation information area shall be located in the lobby area on the first floor.
8. Dedicated carpool, vanpool, and handicap stalls shall have painted signage at the end of the parking stall or posted on a pole at the head of each stall.

9. The recommendations provided on the Parking Study dated March 6, 2019 prepared by Linscott Law & Greenspan shall be incorporated into this project in addition to the newly inserted condition 8d, as follows:
 - a. Reassign at least 150 spaces of employee designated spaces on Level 2 of Lot J (5-level parking structure) for use by patient/visitors. With this reallocation, Lot J would have an adjusted patient/visitor parking supply of 449 spaces.
 - b. Inform public that patient/visitor parking is also available within Level 1 of Lot R (2-level parking structure).
 - c. With reassignment of employee spaces on Level 2 of Lot J, it is recommended that LBMMC encourage employees to park in other employee/staff lots, in particular Lot A and Lot R, which has an observed surplus of at least 116 spaces and 100 spaces, respectively.
 - d. Other proposal acceptable at the discretion of the Director of Development Services or designated staff.
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 room.
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 shall not exceed applicable noise standards specified in Long Beach Municipal Code.
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.
27. The applicant shall provide the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

28. Prior to the start of any demolition, excavation, or construction, the applicant shall submit all applicable plans and drawings for review and approval by the Department of Public Works (e.g. plans for pedestrian protection, grading, street lane closures, construction staging, traffic control, utilities, shoring, excavations, etc.). This is in addition to any plan check required by the Department of Development Services. Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit.
29. Prior to ANY demolition, excavation, or construction, site perimeter fencing with custom-printed screen(s) shall be submitted to Public Works, approved, and installed in accordance with the latest version of the Public Works Development Guideline.

30. The applicant shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.
31. The applicant shall comply with all standards and guidelines in effect at the time of application submittal. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans.
32. The applicant shall construct all off-site improvements needed to provide full Americans with Disabilities Act (ADA) accessibility compliance within the public right-of-way adjacent to the project site. At this stage in the entitlement process the plans are conceptual in nature, and Public Works plan check is required for in-depth review of ADA compliancy. As determined during the plan check process, the applicant shall dedicate and improve additional right-of-way necessary to satisfy unfulfilled ADA requirements.
33. 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.

RIGHT-OF-WAY

34. A portion of public right-of-way adjacent to the development site, along 27th Street, was vacated by Resolution No. C-23358. The applicant shall quit claim the easement reserved as part of the vacation process, and dedicate the vacated area back to the City for right-of-way purposes. In addition, the applicant shall be responsible for the off-site improvements needed to bring the roadway, curb, gutter, and sidewalk along 27th Street into compliance with ADA requirements and City standards. Prior to issuance of a building permit, the applicant shall submit complete applications to process a quit claim and right-of-way dedication(s), and/or offer(s) of dedication, to restore public access rights within the full width of 27th Street adjacent to the development site and satisfy all City requirements.

Note: Subject to the provision of a 5-foot wide Irrevocable Offer of Dedication for future right-of-way purposes, the quit claim and dedication actions may be limited to satisfy the City requirement for a 5-foot wide landscaped buffer zone between the proposed parking and 27th Street.

35. The submitted plans show portions of the existing sidewalk, crosswalks, and curb ramps adjacent to the development site along Atlantic Avenue within private property. The applicant shall dedicate additional right-of-way as needed

for the sidewalk, crosswalks, and curb ramps (including landing areas at the top of the ramp runs) to lie entirely within public rights-of-way. A complete application along with all required items shall be submitted for review and processing.

36. All encroachments into the public right-of-way, including landscaping, doors, and/or gates, shall comply with California Building Code Chapter 32 or be eliminated.

Note: The applicant's site plan shows a proposed landscaped area within the public right-of-way along 27th Street, serving as an extension of the City required 5-foot wide landscaped buffer zone to the east. The area of encroachment shall consist only of landscaping per the standards and requirement of Long Beach Municipal Code Section 21.42.050, Landscaping standards—Public right-of-way. No wall structures, or fixtures restricting public access shall be installed at the back of sidewalk landscaped right-of-way areas. The applicant shall be required to process an Installation and Maintenance Agreement for the proposed landscaping. A complete application along with all required items shall be submitted for review and processing.

CIVIL IMPROVEMENTS

37. The applicant shall improve the newly dedicated area(s) along 27th Street to the satisfaction of the Director of Public Works. The applicant shall provide for or construct the following improvements along 27th Street, within the dedicated area(s): ADA compliant driveway approaches and curb ramps, full-height curb, gutter, and sidewalk where none currently exist, reconstruction or modification of roadway pavement with asphalt cement concrete, traffic signing and striping, and reconstruction of any missing and/or uplifted/depressed sections of curb, gutter, and sidewalk. All hardscape shall be constructed with Portland cement concrete unless otherwise directed.
38. The applicant shall reconstruct any cracked, deteriorated, or uplifted/depressed sections of curb, gutter, and sidewalk adjacent to the project site. All hardscape shall be constructed with Portland cement concrete.
39. The applicant shall install truncated domes on the existing curb ramp located at the corner of Pasadena Avenue and 27th Street adjacent to the project site.
40. All off-site improvements shall provide a minimum of 5 feet clear dedicated right-of-way between any and all obstructions for pedestrian travel purposes compliant with the most recent ADA standards.

Note: The applicant shall be responsible to improve and/or modify the existing sidewalk pavement adjacent to the project site along 27th Street to provide the minimum, non-meandering clearance around all existing public facilities.

41. The applicant shall provide new street trees with root barriers and irrigation along 27th Street, per Section 21.42.050 of the Long Beach Municipal Code. Street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. The applicant and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project.
42. The applicant proposes improvements that may impact existing easements and/or underground/ above ground utilities adjacent to the project site. The applicant is responsible for all design, applicable utility approval, permitting, relocation work, and commissioning as required by the interested agency and shall work with each utility directly.
43. The applicant 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 found damaged as a result of construction activities shall be reconstructed or replaced.
44. The applicant shall provide for the resetting to grade of manholes, pull boxes, meters, and other existing facilities in conjunction with the required off-site improvements.
45. The applicant shall submit a precise grading 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 issuance of a building permit.
46. 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 applicant 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

47. The applicant shall improve the traffic signal equipment located at the intersection of Atlantic Avenue and Patterson Street to current California Manual on Uniform Traffic Control Devices (CA MUTCD) and/or City of Long Beach standards. Additional traffic signal equipment may require improvement at other signalized intersections deemed to be significantly impacted by the applicant's project, based on the results of the TIA. This includes the following:
- i. All traffic signal indications shall be updated to 12-inch Light-Emitting Diode (LED) units.
 - ii. Vehicular detection shall be installed on all approaches to the signalized intersection.
 - iii. All pedestrian indications shall be upgraded to LED countdown modules.
 - iv. All pedestrian push buttons shall be upgraded to the most current City standard.
 - v. New Emergency Vehicle Pre-Emption (EVPE) equipment shall be installed on all approaches to the signalized intersection.
 - vi. A new GPS module shall be installed per the most current City standard.
 - vii. A new traffic signal controller shall be installed per the most current City standard.
48. The applicant shall upgrade all existing crosswalks adjacent to the project site to thermoplastic continental crosswalks and install all new crosswalks per the most current City standard.
49. The applicant shall grind and pave over the existing blacked-out crosswalks on 27th Street to the satisfaction of the City Traffic Engineer.
50. The applicant is proposing to construct a driveway for fire truck access along 27th Street which is subject to review and approval of the City Traffic Engineer during Public Works plan check. Subject to approval, the applicant shall provide a limited access curb in lieu of the proposed fire truck access curb cut.
51. The applicant shall repaint all traffic markings and colored curb within the public right-of-way adjacent to the project site.
52. The applicant shall protect or replace all traffic signage within the public right-of-way adjacent to the project site.
53. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the current edition of the CA MUTCD.

54. The applicant 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.