

CONDITIONS OF APPROVAL
600 W. Broadway
Application No. 1806-03 (SPR18-050, VTTM18-010)
July 18, 2019

Special Conditions:

1. The following approvals are granted for this project:
 - a. Approval of an EIR Addendum (EIRA-03-18) to the Downtown Plan Program EIR (SCH #2009071006).
 - b. Site Plan Review approval for the project as depicted on plans submitted to the Department of Development Services, consisting of 756 residential units in two phases of construction, consisting of:
 - 1) Four mid-rise buildings (Buildings A–D) between 5 and 7 stories, with one subterranean parking level containing 153 parking stalls, one high-rise tower (Tower 1) of 21 stories with one subterranean parking level containing 14 stalls, a parking structure of 9 above-ground levels and one subterranean level containing 1,046 parking stalls, and a surface parking lot of 81 parking stalls.
 - 2) One 40-story high-rise tower (Tower 2), with a 344-stall parking structure at its base, replacing the surface parking lot.
 - c. A Vesting Tentative Tract Map to create 6 ground lots and 2 vertical airspace lots for future condominium purposes.
 - d. A Height Incentive, for Tower 2 only, as provided in the Downtown Plan (PD-30) through provision of "LEED Silver" certification or equivalent, to allow a total building height for Tower 2 of approximately 426 feet above grade instead of the non-incentive base height limit of 240 feet. The requirement for LEED Silver certification shall apply only to the Tower 2 building.

Plans and Construction

2. The applicant shall provide for "bird-safe" glazing on all buildings as follows:
 - a. Fritting, permanent stencils, frosted, nonreflective or angled glass, exterior screens, decorative latticework or grills, physical grids placed on the exterior of glazing, or UV patterns visible to birds shall be used to reduce the amount of untreated glass or glazing to less than thirty-five percent (35%) of the building facade.
 - b. Where applicable, vertical elements within the treatment pattern should be at least one-quarter inch (1/4") wide at a maximum spacing of four inches (4") and horizontal elements should be at least one-eighth inch (1/8") wide at a maximum spacing of two inches (2").
 - c. No glazing shall have a "Reflectivity Out" coefficient exceeding thirty percent (30%). That is, the fraction of radiant energy that is reflected from glass or glazed surfaces shall not exceed thirty percent (30%).
 - d. The building owners and operators shall participate in "Lights Out for Birds" programs or similar initiatives by turning off lighting at night, particularly during bird migration periods.

3. The applicant shall provide and maintain all 659 required off-site parking stalls (allocated to the World Trade Center complex and Hilton Hotel) during construction, with no interruption of parking service or access to the user(s) having rights to those 659 parking stalls. These 659 parking stalls may be provided on or off the project site. If located on the project site, this may include the use of tandem parking and valet parking, and other configurations as permitted by Chapter 21.41 of the Zoning Regulations. If off-site replacement parking is located beyond a 700-foot radius from the center point of the World Trade Center plaza, as measured to the center point of the off-site parking field(s), then applicant shall provide a free shuttle between the hours of 7:00 am and 7:00 pm between the off-site parking location(s) and the subject users' property.
4. All required on-site parking for the project buildings shall be provided and maintained upon issuance of Certificate(s) of Occupancy for the project buildings. Interim surface parking may be provided at the location of Tower 2 (Phase 2) to meet this requirement. Site planning for the interim parking shall comply with the applicable standards of PD-30 and the Zoning Regulations.
5. The applicant shall design and provide for "solar-ready" building rooftops and "solar-ready" infrastructure on flat-roof buildings and the top (exposed to sky) level of the parking garage, for possible future installation of solar panels.
6. Prior to issuance of a Certificate of Occupancy, the applicant shall obtain "LEED Certified"-level or equivalent green building certification for the project building, as required by Section 21.45.400 of the Zoning Regulations.
7. Prior to issuance of a Certificate of Occupancy, any unused curb cuts adjacent to the project site shall be closed and reconstructed to full-height curb and gutter under a permit from the Department of Public Works, to the satisfaction of the Director of Development Services.
8. Prior to the issuance of a grading or construction permit, the developer shall complete the pending real estate transaction for the subject property with the Port of Long Beach, unless specifically and explicitly authorized by the Port of Long Beach to begin grading or construction prior to conclusion of the real estate transaction.
9. Prior to issuance of a grading or demolition permit (whichever occurs first), the developer shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any) and approval shall be binding upon all hauling activities and construction truck trips by the developer.

10. The developer shall abide by the haul route/trucking route approved by the Director of Development Services and City Engineer. Failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction permits, inspections, or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the developer's hauling practices to be remedied.
11. The project shall be developed in substantial conformance with the plans presented to the Planning Commission on July 18, 2019. Each project component shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design, including, but not limited to, the following items:
 - a. Glazing selections and quality,
 - b. Storefront window system on Tower 1, unless replaced by a curtain wall system of higher design quality to the satisfaction of the Director of Development Services,
 - c. Curtain wall system on Tower 2,
 - d. Architectural design and features of Towers 1 and 2,
 - e. Ground-floor storefront window systems, and
 - f. All materials and finish selections specifically identified on plans and the materials sample board provided with the project file application, or equal or better to the satisfaction of the Director of Development Services.
12. All murals proposed on the project site shall be submitted for review and approval by the Director of Development Services prior to installation.
13. The applicant shall submit an application for a Sign Program for all project site buildings (this may be divided between Phase 1 and Phase 2) prior to issuance of Certificate(s) of Occupancy for the project buildings. No permanent on-site signs requiring a sign permit shall be installed prior to approval of a Sign Program.
14. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the developer shall be required to submit an application for a Modification of Approved Permit (Planning Commission approval).
15. The developer shall provide a sample of all final exterior finish and architectural materials and colors selected for construction for review by the Director of Development Services, prior to issuance of a building permit for new construction. If these materials are found to be below the standards approved in concept, the developer remedy the deficiency by revising plans to include exterior finish and architectural materials and colors to the satisfaction of the Director of Development Services.

16. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
17. All forms of barbed wire and razor wire shall be prohibited on the site.
18. The applicant shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated August 14, 2018, attached to these conditions of approval and by this reference made a part hereof.
19. Any street lights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
20. The developer shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.

Use and Operation

21. Each individual residential dwelling unit shall be assigned at least one permanent parking stall. Priority shall be given to two- and three-bedroom units for assignment of additional parking stalls.
22. No refuse collection shall take place on Broadway. All trash receptacles shall be moved internally within the project site to the collection point(s) and shall not be moved upon the public right-of-way to the collection point(s). Trash receptacles shall be collected and serviced with sufficient frequency to avoid unsightly and undesirable buildup of refuse at each trash receptacle.
23. All exterior on-site newsstands and racks (including free publications, classifieds, etc.), vending machines, donation bins, and publicly-accessible telephones shall be prohibited, and any existing ones shall be removed.
24. If, in the judgment of the Director of Development Services, criminal or nuisance behaviors become a problem at the project site to the detriment of neighboring businesses, residents, or land uses, the Director of Development Services or Chief of Police may require the property owner to provide for on-site security services as necessary to remedy the problem.

Public Works Conditions

25. The developer shall provide for the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. Prior to the start of any on-site/off-site demolition, excavation, or construction, the Developer shall submit a construction plan for pedestrian protection, grading, construction area perimeter fencing with custom-printed screen(s), street lane closures, construction staging, traffic control, utilities, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.). All applicable plans and drawings shall be submitted to the Department of Public Works for review and approval. 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.
- b. The Developer 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.
- c. If Developer proposes to improve West Broadway with decorative pavers an Installation and Maintenance Agreement is required. The Developer shall apply for an Installation and Maintenance Agreement from the City's Public Works Department for the maintenance of the pavers within West Broadway prior to a building permit. All street 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.
- d. The Developer proposes to construct street improvements within West Broadway adjacent to the project site. A City of Long Beach street improvement project along West Broadway, is planned to include similar street improvements (sidewalk/parkway improvements, roadway striping and realignment, etc.). The Developer shall work with the City's Public Works Department to coordinate private development design with the City project design plan, or provide a fair share in-lieu fee to the City for implementation.

PUBLIC RIGHT-OF-WAY

- e. The Developer shall dedicate and improve 4 feet for sidewalk purposes along West Broadway adjacent to the development site, resulting in a 14-foot wide public sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- f. The Developer's site plan proposes construction within the vicinity of existing underground/ above ground utility lines, monitoring wells, franchise pipelines and gas lines adjacent to the project site. The Developer 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.
- g. The Developer shall construct all off-site improvements needed to provide full Americans with Disabilities Act (ADA) accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. At this stage in the entitlement process the plans are conceptual in nature, and plan check is

required for in-depth review of ADA compliancy. As determined during the plan check process, the Developer shall dedicate and improve additional right-of-way necessary to satisfy unfulfilled ADA requirements.

Note: The Developer shall dedicate additional right-of-way as needed along West Broadway to reconstruct the existing sidewalk and curb ramps; ADA compliant curb ramps shall be constructed per Public Works Engineering Standard Plan No. 122.

OFF-SITE IMPROVEMENTS

- h. Subject to approval of the proposed residential street, the Developer shall be responsible to construct additional sidewalk pavement, curb, gutter, and curb ramps per the most current City standards. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval of the proposed street improvements.
- i. The Developer shall reconstruct the sidewalk pavement, curb and gutter along West Broadway adjacent to the project site and improve the sidewalk dedicated area, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The Developer shall be responsible for relocating all existing facilities, both public and private, to accommodate the sidewalk improvements to the satisfaction of the interested agency, City Department, and the Director of Public Works.
- j. The Developer shall demolish the existing sidewalk and curb ramps located along West Broadway 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.
- k. The Developer shall improve the parkway along the frontage blocks of the project site, and provide for new street trees with root barriers, grass or drought-tolerant accent shrubbery and permeable ground cover, and irrigation system, 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 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 or removal, 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.
- l. The Developer shall install new street lights as needed along West Broadway to meet City standards. Lighting calculations shall be submitted for review and approval as applicable. The Developer shall construct or provide for Light-Emitting Diode (LED) cobra-head luminaires to the satisfaction of the Director of Public Works.
- m. Prior to ANY demolition, excavation, or construction 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.

- n. 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.
- o. The Developer shall provide for the resetting to grade of 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.
- p. The Developer shall provide for the relocation of the underground street light conduit located within the project site, near the intersection of Maine Avenue and West Broadway, to the satisfaction of the Director of Public Works. The Developer shall contact City Light & Power 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.
- q. The Developer shall provide for the relocation of the existing traffic control cabinets located near the northeast corner of the project site, to accommodate the proposed sidewalk widening. The Developer shall contact the City's Transportation Mobility Bureau to schedule the relocation work prior to submitting on-site grading plans. Utility plans for relocation shall be submitted to Public Works along with the on-site grading plans, to review and approve.
- r. The Developer shall remove the existing Reinforced Concrete Pipe sections within the private property and cap the severed ends, per City standards and to the satisfaction of the Director of Public Works. The Developer shall provide for on-site drainage conveyance to the public storm drain system by means of newly constructed undersidewalk parkway drains and/or undersidewalk curb drains.
- s. To the satisfaction of the Director of Public Works, the Developer shall submit for approval a shoring plan, for any temporary or permanent tiebacks/soil nails that are required to extend beneath the public rights-of-way adjacent to the project site. Tiebacks/soil nails shall be installed, maintained and removed per the standards and requirement of Long Beach Municipal Code Chapter 14.08.
- t. 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 issuance of a building permit.
- u. 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.
- v. 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.

- w. 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.
- x. 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

- y. 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. The Developer shall include the proposed residential street and West Broadway street improvements within the scope of the analysis, and provide a scoping letter for the City to review prior to proceeding with the traffic impact analysis. 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.
- z. The Developer shall be responsible to improve traffic signal related equipment at the intersections of Maine and Broadway as well as World Trade Center and Broadway to current California Manual on Uniform Traffic Control Devices (CA MUTCD) and/or City of Long Beach standards. The traffic signal related equipment shall be within signalized intersections that are deemed to be significantly impacted by the Developer's project, based on the results of the traffic impact analysis. If not existing, the Traffic Signal related equipment shall include, but may not be limited to the following:
 - i. All Traffic Signal indications shall be updated to 12-inch 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. The existing traffic signal controller may 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, McCain 2070 Controllers.
- aa. New continental style crosswalks in the vicinity of the project shall be added by the Developer to the satisfaction of the City Traffic Engineer. The Developer shall be responsible to upgrade all existing crosswalks, and install all new continental crosswalks, to the newest City standards.
- bb. The Developer shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage blocks along West Broadway limited to west of the recently completed City project or contribute a fair share fee to the City for future implementation, to the satisfaction of the City Traffic Engineer.
- cc. There is a high-volume Long Beach Transit bus stop on West Broadway 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. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.
- dd. 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 West Broadway. Contact the Manager of Service Development Planning, Shirley Hsiao, at (562) 591-8753.
- ee. 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.

Note: If driveway improvements are coordinated with the Shoemaker Bridge Replacement Project, the Developer shall provide a queuing analysis for the southbound left turn on Golden Avenue into the proposed driveway. Southbound left turns may be prohibited.

- ff. Subject to approval of the proposed street improvements along Golden Avenue and West Broadway, the Developer shall provide for new, traffic striping, curb extensions and curb marking modifications adjacent to the project site as applicable. All traffic improvements shall be installed to the satisfaction of the City Traffic Engineer.

Note: The proposed vehicular access on Golden Avenue shall provide a roadway to accommodate two-way traffic; the current design is in conflict with an existing building near the southwest corner of the project site. In addition, a 150-foot minimum of sight distance for the proposed access on West Broadway shall be provided. If the minimum sight distance cannot be achieved, the Developer will be required to replace existing street trees with low-profile landscaping and/or provide traffic striping modifications to improve visibility.

- gg. 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.
- hh. 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.
- ii. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- jj. The Developer shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify and/or repaint the existing curb marking zones adjacent to the project site.
- kk. All traffic control device installations, including pavement markings within the private parking garage, shall be installed in accordance with the provisions of the current edition of the CA MUTCD (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- ll. The Developer shall be responsible for the installation of a Bike Share Station(s) adjacent to the project site, to the satisfaction of the City Traffic Engineer. The Developer shall contact the Transportation Mobility Bureau, at (562) 570-6384, to request additional information regarding Bike Share requirements.
- mm. The Developer shall be responsible to provide new bicycle parking and related facilities adjacent to the development site, to the satisfaction of the City Traffic Engineer.
- nn. The Developer shall submit a signing and striping plan that will be reviewed by the City and signed by a registered Professional Engineer once the plan is approved. The plan shall include, but may not be limited to, the design of West Broadway with buffered bike lanes and on-street parking. A signing and striping plan for Golden Avenue shall also be submitted, and proof is required to show that sufficient line of sight is provided for the proposed driveway/ access point(s) along Golden Avenue. These plans shall be coordinated with the Shoemaker Bridge Replacement Project. If the Shoemaker Bridge Replacement Project has not been constructed prior to this development, then an in-lieu fee shall be paid for the required signing and striping improvements.
- oo. The Developer shall submit a traffic signal modification plan that will be reviewed by the City and signed by a registered Professional Engineer once the plan is approved. The plan shall include, but may not be limited to, the modification of West Broadway with modified bicycle facilities. These plans shall be coordinated with the Shoemaker Bridge Replacement Project. If the Shoemaker Bridge Replacement Project has not been constructed prior to this development, then an in-lieu fee shall be paid for the traffic signal modifications.

Downtown Plan PEIR and EIR Addendum Mitigation Measures

26. The applicant shall provide for compliance all mitigation measures of the Downtown Plan Program EIR (PEIR) that apply to this project. These mitigation measures are attached to these conditions of approval and by this reference made a part hereof.

Standard Conditions – Plans, Permits, and Construction:

27. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.
28. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
29. The plans submitted for plan review shall 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.
30. Prior to the issuance of a building permit, the applicant shall 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, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
31. The Director of Development Services is authorized to approve 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, Site Plan Review Committee, or Planning Commission, respectively.
32. All rooftop mechanical equipment shall be fully screened from public view. Said screening shall 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 screening plan shall be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
33. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.

34. 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.
35. 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.
36. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
37. The applicant shall file a separate landscaping plan check submittal to the Department of Development Services for review and approval prior to issuance of a building permit.
38. 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.
39. 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.
40. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau shall be secured.
41. 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.
42. For projects consisting of new buildings, parking lots, or landscaped area, the applicant shall submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to the issuance of a building permit. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Director of Development Services.
43. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted 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.

44. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
45. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
46. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
47. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
48. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
49. 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

Standard Conditions – General:

50. 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.

51. 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 shall 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).
52. 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.
53. 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).
54. 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 shall be recorded with all title conveyance documents at time of closing escrow.
55. 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.
56. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
57. 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.
58. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator shall clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.

59. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
60. Any graffiti found on site shall be removed within 24 hours of its appearance.
61. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
62. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
63. 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.