

TENTATIVE TRACT MAP No. 82655
CONDITIONS OF APPROVAL
Case No. 1904-12 (TPM19-001
Date: August 22, 2019

1. The use permitted on the subject site, in addition to the other uses permitted in the R-4-N District, shall be four condominiums on a 9,789 square-foot lot.
2. The Final Map is to be prepared in accordance with the approved Tentative Tract Map and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission of the Tentative Map, unless prior to expiration of the thirty-six month period, the Planning Bureau receives a written request from the subdivider for an extension of time, which receives approval from the Zoning Officer.
3. The Final Map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach, unless specified otherwise herein.
4. Prior to approval of the Final Map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the subdivider shall pay the Planning processing fees for the Final Map.
5. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.
6. All required off-site street improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the Final Map or issuance of a building permit, whichever occurs first.
7. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. 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.
8. 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, Transportation Impact Fees and Housing Trust Fund fees, if applicable.

9. The Director of Planning and Building is authorized to make minor modifications to the approved design plans or to any of the Conditions of Approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Administrator or Planning Commission shall review any major modifications, respectively.
10. The applicant shall comply with the following conditions to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. Prior to the start of any demolition, excavation, or construction, the subdivider shall submit all applicable plans and drawings for review and approval by the Department of Public Works (e.g. plans for pedestrian protection, construction area perimeter fencing, 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.
- b. 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.
- c. The subdivider 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.
- d. The subdivider 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.
- e. The subdivider 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 subdivider shall dedicate and improve additional right-of-way necessary to satisfy unfulfilled ADA requirements.

- f. 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.
- g. The subdivider proposes improvements within an area that previously contained oil wells, with two active oil lines still connecting to the site per City records. The subdivider is responsible for abandonment and removal of idle wells and any equipment used in connection with the wells in accordance with the rules and regulations of the City and California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR). The subdivider shall work with each interested oil company, agency or utility directly for review and approval, and provide copies of supporting documentation to Public Works prior to issuance of a building permit.
- h. The submitted Tentative Parcel map shows underlying water lines near the project site along Termino Avenue. Based on City records, these utility lines appear to be illustrated incorrectly on the west side of the Termino Avenue centerline. The subdivider shall submit a revised map showing the utility lines on the east side of the Termino Avenue centerline.

RIGHT-OF-WAY

- i. The subdivider is proposing a subdivision requiring a Parcel map. A complete application along with all required items shall be submitted for review and processing.
- j. Easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.
- k. All off-site improvements and facilities required by the Department of Public Works not in place and accepted prior to final map approval, must be guaranteed by the subdivider through suggested instrument of credit or bonds.
- l. All rough grading including cross-lot drainage issues shall be completed and resolved to the satisfaction of the Director of Public Works prior to the approval of the final map. No cross-lot drainage will be permitted.
- m. The subdivider is required to process an Installation and Maintenance Agreement for proposed hardscape or landscape improvements within the public right-of-way that do not conform to City standards or specifications. A

complete application along with all required items shall be submitted for review and processing.

CIVIL IMPROVEMENTS

- n. The subdivider shall demolish existing non-ADA compliant cracked, deteriorated, or uplifted/depressed sections of curb, gutter, and sidewalk adjacent to the project site along Termino Avenue, and construct new hardscape per the most current ADA requirements and City standards. All hardscape shall be constructed with Portland cement concrete. All removal limits shall consist of entire panel replacements (from joint line to joint line).
- o. The subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced.
- p. The subdivider shall provide for the resetting to grade of manholes, pull boxes, meters, and other existing facilities in conjunction with the required off-site improvements.
- q. All major utility service equipment such as electricity transformers, gas meters, and back-flow prevention devices must be accommodated on-site, and shall be shown at an early stage of the project plans.
- r. Subject to approval of the proposed driveway along Termino Avenue, the subdivider shall reconstruct the curb, gutter, and sidewalk and provide for a driveway approach per Public Works Engineering Standard Plan No. 105. All hardscape shall be constructed with Portland cement concrete. All removal limits shall consist of entire panel replacements (from joint line to joint line).
- s. The subdivider shall submit a precise 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.

TRAFFIC AND TRANSPORTATION

- t. The subdivider is proposing to construct a new driveway along Termino Avenue, subject to review and approval of the City Traffic Engineer during the plan check process.

- u. The subdivider shall contribute a fair share fee to the City for future implementation of the City's Bicycle Master Plan adjacent to the project site along Termino Avenue.
 - v. The subdivider shall repaint all traffic markings and colored curb within the public right-of-way adjacent to the project site.
 - w. The subdivider shall protect or replace all traffic signage within the public right-of-way adjacent to the project site.
 - x. All traffic control device installations, including pavement markings within the private lot and access roadway, shall be installed in accordance with the current edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD).
11. The applicant shall cause to be prepared C,C,&Rs for this project. A copy of the C,C,&Rs are to be provided to the Director of Development Services for approval prior to transmittal to the California Department of Real Estate or recordation with the County Recorder. The C,C,&Rs shall be executed and recorded against the title of the parcel and shall contain the following provisions, which shall also be noted on the Final Map:
- a. The subject condominium project consists of four (4) residential units;
 - b. A minimum of eight (8) garage parking spaces shall be permanently maintained as parking facilities for the project. The spaces shall be permanently assigned to a specific unit and labeled thusly or assigned as guest parking and labeled thusly. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, sold, or given to others not a resident(s) of the condominium unit within the development;
 - c. A clear, detailed and concise written description of the common areas and facilities of the condominiums shall be provided, including a parking assignment plan;
 - d. The Homeowners' Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the building, the abutting street trees, public right-of-way, and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the C,C,&Rs;
 - e. Graffiti removal shall be the responsibility of the Homeowner's Association. Graffiti shall be removed within 24 hours of its discovery;

- f. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, 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 Planning and Building.
12. 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.
13. 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. For more information, contact Officer Reyes at (562) 570-5805.
14. The applicant shall provide the following to the satisfaction of the Long Beach Gas and Oil Department:
 - a. The address of each unit shall be displayed appropriately.
 - b. Each house line shall have a brass tag stamped with the unit address number.
 - c. The applicant shall ensure that all vertical and horizontal clearances are met (electrical, cable, vents, windows).
 - d. Meters shall not be visible or accessible from the public right-of-way.
 - e. All gas facilities shall meet the current standards of the Long Beach Gas and Oil Department.
15. 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.
16. A separate building permit shall be secured from the Building Bureau for a change of occupancy for the conversion of apartments to condominiums.
17. Separate building permits shall be required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations, and planters.
18. Separate electrical and plumbing permits shall be required for conversion of

three (3) or more units to condominiums.

19. The subdivider shall repair or cause to be repaired all items called out in the Special Inspection report, and all items called out in all other required reports on roof condition, plumbing/mechanical/HVAC systems, sound attenuation, termite damage, building security, and combustion detection systems prior to Final Map approval by the Department of Planning and Building. Building permits and verification of those repairs shall be obtained and provided to the Planning Bureau prior to Final Map approval.
20. Per Section 21.42.030 of the Long Beach Municipal Code, all required yards and setback areas shall be attractively landscaped primarily with live plant material. All landscaped and paved areas shall be maintained in a neat and orderly condition with healthy landscaping free of weeds and litter. The subdivider shall replace all existing dying and dead landscaping on the subject property to the satisfaction of the Director of Planning and Building prior to approval of the Final Map.
21. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.