

**CONDITIONS OF APPROVAL
SITE PLAN REVIEW**

**2400 E. Artesia Blvd.
Application No. 1908-02 (SPR 19-020)
September 5, 2019**

Special Conditions:

1. This Site Plan Review approval is for the construction of a new 415,592 sf, 48-foot in height, concrete tilt-up industrial warehouse building including 21,000 sf of office space on a 17.22-acre lot with 433 on-site, at-grade parking stalls, 42 overhead dock doors and approximately 60,981sf of landscaping throughout the site.
2. All work shall be carried out in accordance with the activities shown on plans received by the Department of Development Services, Planning Bureau, dated ~~October 12, 2018~~ June 26, 2019 except:
3. The submitted conceptual landscaping shall be modified to reflect a minimum 24" box size for the drought-tolerant, fast-growing, *Tristania Conferta* tree specie that will be planted adjacent to the street side building elevations of the proposed building (Artesia Boulevard and Paramount Boulevard).
4. Detailed landscaping and irrigation plans shall be submitted for review and approval, in accordance with Chapter 21.42 of the City's Municipal Code. All detailed plan check plans shall be submitted as a separate plan check through the City's Building Department Plan Check process for review.
5. The landscaping shall be installed and maintained in accordance with the approved conceptual plans. Any landscaping which fails to thrive along shall be removed and replaced within five (5) working days with an equivalent landscape material.
6. The applicant shall be responsible for coordinating the care and maintenance of landscaping located along the southern property line with the adjacent property owner(s) throughout the life of the project.
7. A minimum of 433 required parking stalls shall be permanently maintained and in useful operation throughout the site. The number of Electric Vehicle (EV) charging stations and spaces shall meet California Green Building Standards Code Chapter 5 Section 5.106.5.3 requirements.
8. A minimum of 11 bicycle parking spaces shall be provided for and maintained on site pursuant to the City's Transportation Demand Ordinance (Section 21.64.030 of the City's Municipal Code). The type, spacing and placement of exterior bicycle racks shall follow the guidelines of the Transportation Demand Ordinance noted above and the Bicycle Master Plan to the satisfaction of the Director of Development Services.
9. The Applicant has indicated agreement to establish a hiring system which would provide current Long Beach Residents priority status for any operational positions that are needed to be filled.
10. Pursuant to section 21.45.400 (b), the project shall meet the intent of LEED at the Certified level to the satisfaction of the Director of Development Services. Prior to issuance of any project-related building permits, the applicant shall submit proof of registration with USGBC and a

password allowing staff access to said registration or provide proof by a third party as meeting the intent of LEED at the level required by Chapter 21.45.400.

11. During clearing, grading, earthmoving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the following procedures, as specified in the SCAQMD Rule 403. All material excavated or graded shall be sufficiently watered in sufficient quantities to prevent the generation of visible dust plumes. Watering will occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All material transported on-site or off-site shall be securely covered to prevent excessive amounts of dust. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust. These control techniques shall be indicated in project specifications.
12. If cultural materials (e.g., chipped or ground stone, deposits of marine shell, historic debris, building foundations, or bone) are discovered during ground-disturbing activities, work within 20 meters (66 feet) of the discovery shall be stopped. The City of Long Beach Planning Bureau shall be notified of the discovery. Work near the archaeological find(s) shall not resume until a professional archaeologist who meets the criteria and qualifications as set forth by the *Secretary of the Interior's Standards and Guidelines* has evaluated the materials and offered recommendations for further action. Any identified cultural resources shall be recorded on Department of Parks and Recreation 523 historic resource recordation forms from the Office of Historic Preservation. If Native American archaeological remains are inadvertently encountered, representatives from local tribes engaged in consultation about the project shall be immediately notified, permitted to observe the findings in the field, and afforded the opportunity to make recommendations for avoiding, minimizing, or mitigating impacts from the proposed development.
13. If human remains are discovered during project construction, work within 20 meters (66 feet) of the discovery location, and within any nearby area reasonably suspected to overlie human remains, shall cease (Public Resources Code, Section 7050.5) and the City of Long Beach Planning Bureau shall be notified of the discovery. The Los Angeles County Coroner shall be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws regarding the disposition of Native American burials, which fall within the jurisdiction of the California Native American Heritage Commission (Public Resources Code, Section 5097). In this case, the coroner will contact the California Native American Heritage Commission. The descendants or most likely descendants of the deceased will be contacted, and work shall not resume until they have made a recommendation to the landowner or person responsible for excavation work with direction regarding appropriate means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98.
14. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and Native American monitor. If the resources are Native American in origin, the tribe shall coordinate with the landowner regarding treatment and curation of these resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include

implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis.

15. Prior to the issuance of any Grading Permit for the project, the City of Long Beach Development Services Department shall ensure that the construction contractor provide access for Native American monitoring during ground-disturbing activities. This provision shall be included on project plans and specifications. The site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by a local tribal representative and shall be present on-site during the construction phases that involve any ground disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the CEQA, California Public Resources Code Division 13, Section 21083.2 (a) through (k). Neither the City of Long Beach, project applicant, nor construction contractor shall be financially obligated for any monitoring activities. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find, in order to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources.
16. Prior to ~~construction~~issuance of building permits, the Applicant shall submit evidence of the South Coast Air Quality Management District's and Regional Water Quality Control Board's approval of a General Construction Soil Management Plan shall be prepared that includes general provisions for how soils will be managed on site for the duration of construction. General soil management controls to be implemented by the contractor and the following topics shall be addressed within the Soil Management Plan:
 - i. General worker health and safety procedures
 - ii. Encountering Potentially Impacted (Contaminated) Soil
 - iii. Disposal of Potentially Impacted Soil
 - iv. Dust control
 - v. Management of soil stockpiles
 - vi. Traffic control
 - vii. Stormwater erosion control using best management practices
17. The contractor shall comply with Chapter 18.95 the Long Beach Municipal Code (LBMC), the National Pollutant Discharge Elimination System as part of Section 402 of the Clean Water Act and Standard Urban Stormwater Mitigation Plan regulations. Provisions for construction-related erosion and sediment control BMPs shall be incorporated within the construction plans and specifications. Because the project would result in increased impervious surface area, the project is subject to compliance with the Low Impact Development (LID) Ordinance (Section 18.74.040 LBMC) and LID BMP Design Manual (Long Beach Development Services 2013). Section 18.74.040 of the LBMC, which requires runoff to be infiltrated, captured and reused, evapotranspired, and/or treated on-site through stormwater BMPs listed in the LID Best Management Practices Manual.

18. All trucks, construction vehicles, and equipment not actively in use on the project site, including those queuing off-site, shall be prohibited from engine idling for more than 5 minutes, and the developer shall utilize best management practices (BMPs) and best available technology to achieve this. The developer shall post a clearly-legible sign on the exterior construction fencing with the phone number of a construction site complaint/issues coordinator responsible for managing truck and equipment idling. Complaints of violations regarding truck and equipment idling shall be resolved within 24 hours of the receipt of the complaint. The Director of Development Services is authorized to issue stop work orders and withhold the issuance of building permits if the developer fails to remedy engine idling violations as required, until such time as the violations are remedied.
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 per a lighting plan submitted at the plan check phase 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. Signage shall be installed and maintained adjacent to the two (2) easterly most drive approaches along Artesia Boulevard which prohibits truck traffic from ingress or egress. Truck ingress and egress shall only be permitted at the northwesterly and southeasterly drive approaches.
21. Applicant shall underground the existing overhead utility lines along Artesia Boulevard and Paramount Boulevard. The Applicant shall coordinate the timing of this undergrounding effort, including the removal of the poles, with the City's Public Work's Department work activities along these portions of the Artesia Boulevard and Paramount Boulevard corridors. If it is determined by the City's Public Works Department it is not be physically feasible to relocate and place the overhead utility lines underground prior to issuance of building permits for the proposed project, the Applicant shall commit to payment, as determined by the City's Public Works Department, of the undergrounding of the utility lines and removal of the poles into an impound/escrow account.
22. Any installation of a Back-Up Generator and connected fueling tank requires construction permit from Long Beach Fire Department.
23. Storage of Hazardous Materials indoors requires prior approval by the Long Beach Fire Department.
24. The Applicant shall provide written evidence prior to the issuance of building permits from the adjacent rail road owner (Union Pacific Rail Road) that the rail spur from the mainline tracks into the property has been formally abandoned.
25. ~~The Applicant shall comply with Section 8.80.160 of the City's Municipal Code which specifies a 45 dBA nighttime (10:00 p.m. to 7:00 a.m.) noise level limit at all times. for the nearest single-family residences southwest of the site, on-site loading docks located within 100 feet of the nearest single-family residences southwest of the site shall not be used between the hours of 10:00 p.m. and 7:00 a.m. Between these hours,~~

~~all trucks shall utilize all other loading docks located beyond 100 feet from the nearest single-family residences for unloading and loading activities.~~

26. ~~Prior to issuance of building permits, the Applicant shall submit evidence of the Regional Water Quality Control Board's approval of a below slab vapor barrier that shall be installed to limit the migration pathway of Chemicals of Concern (COC)s from contaminated site soil into indoor air. To provide a more accurate and current representation of the potential health risks associated with the site due to soil vapor intrusion, a Health & Human Risk Assessment (HHRA) shall be conducted using soil vapor samples collected after the activation of Soil Vapor Extraction (SVE). As such, a below slab vapor barrier shall be installed to limit the migration pathway of Chemicals of Concern (COC)s from contaminated site soil into indoor air.~~
27. ~~Prior to the issuance of building permits, the Applicant shall submit evidence of the Regional Water Quality Control Board's approval of R~~remedial activities ~~shall to~~ be continued per the Subject Property's existing Cleanup and Abatement Order (96-025) in accordance with the existing 2012 Remedial Action Plan or any subsequent update or amendment to the said Plan that will require approved and overseen by the Regional Water Quality Control Board (RWQCB). ~~R~~remedial and/or mitigation activities ~~will be required~~ at the Subject Property until sufficient contaminant mass has been removed to achieve site closure or the site is determined to pose no threat to human health or groundwater.
28. ~~Prior to the issuance of building permits, the Applicant shall submit evidence of the South Coast Air Quality Management District's and Regional Water Quality Control Board's approval of A~~ Soils Management Plan (SMP) ~~shall be prepared so that requires~~ earth moving activities ~~are be~~ performed in accordance with procedures set forth in the SMP in the event that oily soils, pipelines, (Underground Storage Tank) (UST)'s, or other underground features are encountered.
- ~~29.~~ ~~Prior to the issuance of building permits, the Applicant shall provide City with written evidence of approval on the Remedial Action Plan required by the Regional Water Quality Control Board.~~
- ~~30-29.~~ Prior to obtaining a demolition permit, a Hazardous Material Survey will be necessary to evaluate asbestos, lead paint, mercury switches, light ballasts, etc.
- ~~31-30.~~ Pursuant to Section 21.45.400 (i) of the City's Municipal Code, the project shall provide:
- i. Roofs shall be designed to be solar-ready by allowing for an additional eight (8) pounds per square foot of dead load and providing a conduit from the electrical panel to the roof;
 - ii. A designated area for the collection of recyclables shall be provided adjacent to the area for the collection of waste.
- ~~32-31.~~ Pursuant to LBMC Section 21.64.030, the project shall be all applicable provisions of the transportation demand management items which includes:
- i. Transportation Information Area(s);
 - ii. Preferential carpool/vanpool parking;
 - iii. Parking design to admit vanpools;
 - iv. Bicycle parking;

- v. Carpool/vanpool loading zones;
- vi. Efficient pedestrian access;
- vii. Bus stop improvements per 21.64.030.B.3.c; and
- viii. Safe bike access from street to bike parking.

~~33.32.~~ 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 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.
- b. Prior to ANY demolition, excavation or construction, site perimeter fencing with custom-printed screens) shall be submitted to Public Works for approval, approved and installed in accordance with the latest version of the Public Works Development Guidelines.
- c. 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.
- d. The applicant shall comply with all requirements outlined within the latest version 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 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.
- 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. A City of Long Beach street improvement project along Artesia Boulevard, from Cherry Avenue to paramount Boulevard, is planned to include street improvements adjacent to the project site. The applicant shall work with the City's Public works department to coordinate improvements and/or resolve any foreseeable construction issues.

Right-of-Way

- h. The applicant proposed improvements that may impact an existing utility easement within the project site, along the southerly boundary of the property. The applicant is responsible for resolving all matters of easement encroachment as required by the interested agency and shall work with each stakeholder directly.

- i. There are existing encroachments in to the public right-of-way that include fencing, gates, and other facilities along Artesia Blvd, within the vicinity of the northwest corner of the project site. All encroachments shall comply with the California Building Code Chapter 32 or be eliminated.

Civil Improvements

- j. All unused driveways shall be removed and replaced with full-height curb, gutter, and sidewalk. There are existing driveways located adjacent to the project site along Paramount Boulevard and Artesia Boulevard that will not be utilized based on conceptual design and shall be demolished and replaced.
- k. The applicant proposed improvements that may impact existing underground/ above ground utilities adjacent to the project site. The applicant is responsible for all design, applicant utility approval, permitting, relocation work, and commissioning as required by the Interested agency and shall work with each utility directly.
- l. 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.
- m. 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.
- n. Subject to approval of the proposed driveways serving the project site, applicant shall reconstruct the curb, gutter, and sidewalk and relocate all obstructions to accommodate the improvements. 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 Applicant 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.
- p. 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 the Construction General Permit Order 2009-0009-DWQ link.

Traffic and Transportation

- q. This development requires a Traffic Impact Analysis (TIA) be prepared by a registered Traffic Engineer in the State of California (Engineer's Stamp Required). A scoping letter was submitted

to Public Works prior to proceeding with the TIA. Any conditions generated by the TIA shall be made part of these conditions.

- r. The applicant shall improve the traffic signal equipment located at the intersection of Paramount Boulevard and Artesia Boulevard to current California Manual on Uniform Traffic Control Devices (CA MUTCD) and/or City of Long Beach standards. 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.
- s. 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.
- t. The applicant is proposing to construct new driveways greater than 28 feet in width, which will require a variance request subject to review and approval of the City Traffic Engineer. If disapproved, the driveway widths shall be reduced to 28 feet or less. The proposed westerly driveway along Artesia Boulevard shall have a minimum clearance from the nearby railroad to the satisfaction of UPRR.
- u. The applicant shall install a parking protected Bikeway adjacent to the project site along Artesia Boulevard, in addition to 8-to-80 bicycle facilities along Paramount Boulevard or contribute a fair share fee to the City for future implementation of the Bicycle Master Plan.
- v. The applicant shall repaint or install new traffic making and colored curb within the public right-of-way adjacent to the project site. The two-way left turn land on Paramount Boulevard shall be restriped to allow for a northbound left turn into the site.
- w. The applicant 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 with the private parking lot shall be installed in accordance with the Current edition of the CA MUTD.
- y. The medial along Artesia Boulevard shall be reconstructed to limit or restrict left turning movements, and the two easterly driveways along Artesia Boulevard shall be right turn-in/right turn-out. The City shall construct these improvements, by the applicant shall reimburse the City the cost o the improvements through the payment of an in-lieu fee to be calculated when the applicant submits all applicable plans and drawings for review and approval by the Department of Public Works.

Standard Conditions – Plans, Permits, and Construction:

- 34-33. The applicant shall comply with all comments from the Long Beach Police, Energy Resources, Public Works, Water, and Fire Departments and Building Bureau.
- 35-34. 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.
- 36-35. 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.
- 37-36. 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.
- 38-37. 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, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
- 39-38. 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.
- 40-39. 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 screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
- 41-40. Upon plan approval and prior to issuance of a building permit, the applicant shall submit an 11"x17" size set of final construction plans to the Planning Bureau.
- 42-41. 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.
- 43-42. 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.
- 44-43. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
- 45-44. 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.
- 46-45. 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.

- 47-46. 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.
- 48-47. 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, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
- 49-48. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services.
- 50-49. All landscaped areas shall comply with the State of California's model landscape ordinance. 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.
- 51-50. 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.
- 52-51. 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.
- 53-52. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
- 54-53. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
- 55-54. 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.
- 56-55. For commercial food service facilities, low-flow pre-rinse sprayers with average flow rates of no more than 2.0 GPM shall be used. Flow rates shall be specified on plans.
- 57-56. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
- i. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - ii. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - iii. Sundays: not allowed

- 58-57. This permit and all development rights hereunder shall terminate two year 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.
- 59-58. 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).
- 60-59. 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.
- 64-60. 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).
- 62-61. 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.
- 63-62. 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.
- 64-63. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
- 65-64. 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.
- 66-65. The property owner shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must 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.
- 67-66. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
- 68-67. Any graffiti found on site must be removed within 24 hours of its appearance.
- 69-68. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.

70-69. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.

74-70. 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.

72-71. The developer shall provide for the following to the satisfaction of the Police Department.

EXTERIOR LIGHTING

- a) All pedestrian walkways should have a minimum maintained 1 foot-candle.
- b) Light alcoves to discourage homeless people from sleeping there
- c) Wall pack lighting should be placed above the exterior doors.
- d) Lighting should clearly illuminate the building addresses
- e) Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- f) Landscaping should not be placed so as to obscure required light levels.
- g) Metal halide or other similar bulbs, which emit a 'white light', should be used. Avoid yellow sodium lighting
- h) All light fixtures should be the type with proper cut-offs to avoid glare and night sky glow.
- i) All light fixtures should be vandal resistant.
- j) Install lights on building exterior walls.
- k) Activation of required exterior lighting should be either by a photocell device or a time clock with an astronomic feature.

OTHER LIGHTING

- a) All parking, driving, and walking surfaces, except stairways, should always be illuminated with a minimum maintained 1.25 foot-candle of light.
- b) All common area exterior doors should be illuminated, during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius of each side of the door at ground level.
- c) Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, should be illuminated with a minimum maintained 0.25 foot-candles of light at ground level.
- d) All luminaries utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.
- e) A site plan shall be provided showing buildings' parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ration of 4:1 average/minimum.
- f) Landscaping shall not be planted to obscure required light levels.
- g) A photocell device or a time clock should control the light source.

OTHER BUSINESS CONSIDERATIONS

- a) Businesses should be clearly marked at all access points.
- b) Entry areas should be gated with a keypad.
- c) Each business should be individually equipped with an audible burglar alarm system with window and door contacts for added security.

ADDRESSING GENERAL

- a) Street address should be clearly posted on the street sides of the main buildings and clearly visible from the street with the address and street name.
- b) Address numbers should be painted on the rooftop (in 4' strokes) for emergency helicopter response. Rooftop addresses must be clearly visible only to aircraft and not from ground level. Numbers should be parallel to the street.
- c) All address signs should be well lit and remain free from any obstructions, such as overhangs, awnings, and/or landscaping.

LANDSCAPE GENERAL

- a) Care should be taken in the selection and placement of landscape to prevent the creation of hiding places near entries and exits.
- b) Ensure landscaping does not block lighting fixtures or visibility to and from windows and doors.

GRAFFITI DETERRENT

Due to the location and design there is a risk that the buildings may be vandalized by graffiti. It is important to design in deterrents to minimize this risk.

- a) Plant a landscape buffer with low growing shrubs and trees with lacy foliage along the street frontage to partially screen the walls.
- b) Utilize graffiti resistant paint on the outside building surfaces which are not covered by brick or stone veneer.

PARKING GARAGES/PARKING LOTS

- a) Secure access with CCTV or roving security to protect against stolen vehicles and vandalism
- b) Trash containers should be properly secured. Lighting shall also be located above the enclosures for safety.
- c) A minimum maintained 2 foot-candle of light is recommended for open parking lots.
- d) Foot-candles shall be measured on a horizontal plane and conform to uniformity ratio of 4:1 average/minimum.
- e) Bicycle storage units or racks shall be located in high visibility areas.

VIDEO SURVEILLANCE SYSTEM GUIDELINES

A video surveillance system should be installed to assist with monitoring the property. However, it must be understood that a video surveillance system should not take the place of good security practices. Most outdoor surveillance systems are useful in assisting with the remote monitoring of an area, but less effective in helping with the identification of suspects. This is due to the greater distance involved and the lack of adequate light available after dark. Therefore, the cameras should be positioned to monitor more narrow and controlled areas such as indoor applications and doorways.

The purposes of the following guidelines are to increase the likelihood that images captures will assist in the apprehension of suspects. The following guidelines are no all-inclusive, and a licensed video surveillance expert should be consulted to assist in designing and installing the system

Camera Locations

- a) All main commercial/office space entries and exits.
- b) Parking lots and garages
- c) Elevator lobbies

Camera Specifications

- a) Record in color with output of at least 480 lines resolution
- b) Automatic exposure for day/night conditions
- c) Positioned where they are vandal and tamper resistant
- d) Use vandal resistant housings where necessary
- e) Full camera coverage of all public rights of way and private parking areas provided by the business.
- f) A minimum camera and DVR or digital storage resolution of 640 X 480 pixels – 1280 X 960 pixels is preferred/.
- g) An IP-configurable DVR or digital storage setup with a public OIP address.
- h) Ability to provide surveillance system username and password to the Long beach Police Department
- i) Internet service with a minimum upload speed of 1MBbs (megabytes per second), 5 Mbs upload speed is preferred.
- j) Cameras and DVR should support standard MPEG formats
- k) Cameras should have low light capability, auto iris and auto focus.

Video Recording Equipment Specifications

- a) A Digital Video Recorder (DVR) should be used.
- b) Capable of exporting images in TIFF, BMP or JPG format.
- c) DVR capable of exporting video to uncompressed, non-proprietary AVI file, maintaining original aspect ratios.
- d) Recordings should be retained for no less than 30-days.
- e) Use the least amount of compression possible to maintain high-resolution image quality, A lower quality to save storage space is highly discouraged, as the low-quality images will be useless to law enforcement.
- f) The DVR units must be stored in a secure place.
- g) DVR or digital storage system should be surge protected.

BUILDING DESIGN

- a) Eliminate the entry 'Landing' as they will be a place where unauthorized people will loiter. Another option would be to create small courtyards with access controlled by low gates.
- b) Property access control should be built in using decorative tubular steel fencing.

Keep in that the Long Beach Police Department's Patrol Resource office, who has completed training at the American Crime Prevention Institute, is conducting this CPTED security assessment. This survey is intended to assist you in improving the overall level of security to your project proposal. It is not intended to imply the existing or proposed security measures are absolute or perfect. It is the responsibility of the property owner or person requesting this assessment to comply with all State and Local rules, regulations, building codes and zoning laws.

Please contact Detective Eduardo Reyes at (562) 570-5870 for questions about the video specifications or assistance with the design/placement of the surveillance systems.

For all other inquires or clarifications, please contact Officer C. Strang@ (562) 570-9827 or by email at lbpdnorth@longbeach.gov.

BUILDING DEPARTMENT COMMENTS

The Applicant is responsible for complying with all requirements of the City, including but not limited to, the preliminary comments provided herein. Based upon the limited information provided, the preliminary comments are as follows:

GENERAL ADMINISTRATIVE PROVISIONS

1. Permit Application. The proposed project will likely require separate permit application(s) and construction document(s) submittal for plan review, permitting and inspection. This includes, but not limited to, the following application types:
 - Building permit application.
 - Electrical permit application.
 - Plumbing permit application.
 - Mechanical permit application.
 - Grading permit application.
 - Demolition permit application.
 - Moving building permit application.
 - Fire permit application.
 - Health permit application.
 - Public Work right of way occupancy application.

Applications can be obtained at: <http://www.lbds.info/forms/default.asp>

2. Departments and Agencies. The proposed project will likely require separate plan review and approval prior to the issuance of permits. This may include, but not limited to, the following Departments or Agencies and their contact information:
 - Building and Safety Bureau 562-570-6921 or 5237 or 6753
 - Planning Bureau 562-570-6194
 - Fire Prevention Bureau 562-570-2560
 - Health Department 562-570-4195
 - Public Works Department 562-570-6784
 - Water Department 562-570-2381 or 2382 (2415 or 2393 for backflow)
 - Energy Resource Department 562-570-2085 (811 for DigAlert)
 - Southern California Edison 562-981-8237
 - Oil Well Special Inspection 562-570-5237
 - C & D Recycling Program 562-570-5237
 - LA County Sanitation 562-908-4288
 - LB Unified School District 562-997-7550
 - CA Division of Oil & Gas 714-816-6847
3. Impact Fees. The proposed project may likely be imposed the following development impact fees:
 - Transportation Improvement Fee (LBMC Chapter 18.17)
 - Police Facilities Impact Fee (LBMC Chapter 18.22)

- Fire Facilities Impact Fee (LBMC Chapter 18.23)
- LBUSD School Developer Fee
- LBWD Sewer Capacity Charge
- LA County Sanitation Connection Fee

For more information on any of the LBMC requirements referenced above, go to:
https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO

For more information on the Sewer Capacity Charge, obtain a copy of the Sewer Capacity Fee Acknowledgement Form at: <http://www.lbds.info/forms/default.asp>

For impact fee amounts, go to: http://www.lbds.info/home_page/fee_schedules.asp

4. Submittal. When the proposed project is ready for plan submittal to the City, a Building and Safety staff can assist with expediting the processing of the Applicant's permit application(s) and obtaining the project number(s), the amount of the plan check fees to be paid, and overall reduce the processing time at the Permit Center on the 4th floor of City Hall. Permit application(s) may be obtained online at:

<http://www.lbds.info/building/default.asp>

Applicant may request the permit applications or answer questions about the process by calling 562-570-6651 or the staff assigned. The Applicant should complete the permit application(s) and FAX them back to the Building and Safety staff at 562-570-6753 for processing. A Building and Safety staff will contact the Applicant when the permit application(s) are processed, and an appointment time can be scheduled to submit the construction documents to the City to begin the formal plan review process.

5. Predevelopment Meeting. The Applicant is advised to take advantage of the predevelopment meeting ("PDM") service offered by the Building and Safety Bureau and/or Fire Prevention Bureau to help identify or address potential Code regulations that may have an impact on the design of the project prior to formal plan submittal to the City. The staff assigned to the proposed project can help to coordinate a PDM with pertinent City departments or agencies to discuss or answer in-depth critical construction related questions or concerns and thereby reduce significant Code issues from being discovered during the formal plan review process. For more information about this service, see Information Bulletin BU-043 Predevelopment Meeting at:

http://www.lbds.info/home_page/information_bulletins_by_bu.asp

6. Design Professional. The specific scope of work for the proposed project will require a licensed professional to design the building's fire-life safety and structural systems. As such, the Applicant will be required to obtain the service of a registered design professional (e.g., Architect, Civil Engineer, Structural Engineer, etc.) licensed in the State of California to analyze, design, prepare, sign and stamp the construction documents as part of the plan review and permitting process. The subsequent approval of the proposed project will be contingent upon the satisfaction of this requirement. For more information on this requirement, please see Information Bulletin BU-013 Policy on When a Registered Design Professional is Required at:

http://www.lbds.info/home_page/information_bulletins_by_bu.asp

GENERAL BUILDING REGULATIONS

7. State Code. The 2016 Edition of the California Building Standards Code along with the City's local amendments contained in Title 18 of the Long Beach Municipal Code (herein collectively referred to as the "Code") is the current construction code in the City. This Code is applicable to all proposed projects submitted for formal plan review beginning January 1, 2017 through the end of December 31, 2019. The portion of the Code that will likely be applicable to the proposed project are as follows:

- 2016 Edition of the California Building Code ("CBC")
- 2016 Edition of the California Electrical Code ("CEC")
- 2016 Edition of the California Plumbing Code ("CPC")
- 2016 Edition of the California Mechanical Code ("CMC")
- 2016 Edition of the California Fire Code ("CFC")
- 2016 Edition of the California Green Building Standards Code ("CGBSC")
 - o CGBSC Chapter 5 Nonresidential Mandatory Measures will apply to newly constructed nonresidential buildings, nonresidential building additions of one thousand (1,000) square feet or greater, nonresidential building alterations with a permit valuation of two hundred thousand dollars (\$200,000) or above.
 - o CGBSC Section 5.106.5.3.3 as amended by the LBMC Section 18.47.050 requires new nonresidential developments to facilitate future installation and use of EV chargers. EV supply equipment shall be installed in accordance with the CEC Article 625. The requirements are as follows: 25% of total parking shall be EV charging space and 5% of total parking shall be provided with EV charging station. For more information, please refer to Information Bulletin 50 Electric Vehicle Charging in New Construction at:

http://www.lbds.info/home_page/information_bulletins_by_bu.asp
 - o CGBSC Section 5.410.2 requires building commissioning to be included in the design and construction processes of newly constructed nonresidential building projects 10,000 sq. ft. and over to verify that the building systems and components meet the owner's or owner representative's project requirements. The expectation and requirements of the building shall be documented before the design phase of the proposed project begins.
- 2016 Edition of the California Energy Code ("CEEC")
 - o CEEC will apply to newly constructed buildings, building additions and building alteration for project submitted to the City for plan review. The CEEC may impact the design and installation, including but not limited to, the building envelope, space-conditioning systems, water-heating systems, pool and spas, solar ready buildings, indoor lighting systems of buildings, outdoor lighting systems and signs located either indoors or outdoors.
 - o CEEC Section 110.10 provides mandatory requirement for solar ready buildings and shall be included in the design and construction of new buildings for nonresidential 3 stories or less.
 - o CEEC Section 120.8 requires building commissioning to be included in the design and construction processes of new nonresidential building projects to verify that the building energy systems and components meet the owner's or owner representative's project

requirements. The expectation and requirements of the building shall be documented before the design phase of the proposed project begins.

Please visit the following websites to access any of the code information noted herein:

<https://codes.iccsafe.org/public/collections/CA>

http://www.lbds.info/building/engineering_n_development_services/building_codes.asp

https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO

8. Municipal Code. In addition to the Code stipulated above, attention should be paid to the specific regulations of the Long Beach Municipal Code ("LBMC") identified below as it will likely impact the design of the proposed project:
- LBMC Title 12 Oil Production Regulations and the CA Division of Oil, Gas and Geothermal Resources ("DOGGR") regulations will apply to the proposed development near or over existing oil/gas well(s) or existing abandoned oil/gas well(s). A Well Review Report letter issued by DOGGR will be required and may result in the abandonment or re-abandonment of the existing oil/gas well(s) to current DOGGR standards. Please contact DOGGR's Well Review Engineer in the Cypress District office for additional information. As a condition of approval, surface mitigation measures designed, installed and operated by a qualified engineer will be required.

For additional info, go to:

https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT12LOBEOICO

<http://www.conservation.ca.gov/dog/Pages/index.aspx>

- LBMC Section 18.05.030.A.11(c) will require the proposed development within the known or potential liquefaction zone to demonstrate through soils/geology engineering report that the proposed building or structure will be structurally designed in a safe manner to account for and mitigate issues associated with liquefaction.
- LBMC Section 18.05.030.A.11(c) and (d) will require the proposed development that have unknown adverse soils and/or geologic conditions such as methane intrusion from geologic formations or located near or over fills containing decomposable material to demonstrate through soils/geology engineering report that the proposed building or structure will be designed to adequately protect against flammable gas incursion by providing for the installation of suitable methane mitigation systems.
- LBMC Chapter 18.61 NPDES and SUSMP Regulations will apply to proposed development or redevelopment projects. It will require adequate and proper design and construction measures be taken to prohibit non-storm water discharges into the storm drain systems or receiving waters and to require source control BMP to prevent or reduce discharge of pollutants into the storm water to the maximum extent possible.
- LBMC Chapter 18.67 Construction and Demolition Recycling Program will apply to newly constructed buildings, building additions of one thousand (1,000) square feet or greater, building alterations requiring a permit, and/or demolition projects. It will require the reuse or diversion of 65% of all project related construction and demolition material to a City approved vendor or

facility and waste diversion deposit. See Information Bulletin BU-033 Waste Management Plan at:

- LBMC Chapter 18.74 Low Impact Development Standards will apply to new development or redevelopment projects. It will require the use of low impact development (LID) standards to effectively manage and retain storm water on-site by using small-scale, natural drainage features to slow, clean, infiltrate and capture rainfall that results in an economical and efficient way to replenish local aquifers, reduce pollution, increase the reuse of water and improve the quality of our beaches and waterways. Go to: http://www.lbds.info/low_impact_development
- LBMC Chapter 18.75 Grading, Excavations and Fills will apply to the grading, excavation and earthwork construction, including fills and embankments. It will require construction to comply with the technical requirements of this chapter, including any soils/geology engineering report.

For more information on any of the LBMC requirements referenced above, go to:
https://www.municode.com/library/ca/long_beach/codes/municipal_code

9. Checklist. Standard plan review checklist(s) that highlight many of the common code provisions that may be applicable to the proposed project is(are) as follows:
- Commercial Checklist
 - Commercial Accessibility Checklist
 - Grading and Retaining Wall Checklist
 - Structural Design General Checklist
 - Electrical Checklist
 - Mechanical Checklist
 - Plumbing Checklist
 - Energy Nonresidential Checklist
 - Fire Alarm Checklist
 - Fire Group A Checklist
 - Fire Group B Checklist
 - Fire Group M Checklist
 - CALGreen – Non-Residential Checklist

For more information on any of the standard checklist referenced above, go to:
<http://www.lbds.info/forms>

10. Use and Occupancy. The Applicant needs to determine the anticipated use and occupancy of the building or structure, or portion thereof, and classify the use and occupancy into one or more distinct occupancy classifications in accordance with the CBC Chapter 3. This information will assist the Applicant to determine if individual occupancies are required to be separated from adjacent occupancies in accordance with the CBC Table 508.4. Other applicable requirement of the code may apply that is based upon the proposed occupancy classification.

The proposed project appears to be a S-1 or S-2 occupancy. Additional analysis should be provided to substantiate the proposed use and occupancy classification as the initial assumption provided herein is based upon limited information.

11. Type of Construction. The Applicant needs to determine the anticipated type of construction for the proposed project in accordance with the CBC Chapter 6. This information will assist the Applicant to determine the impact, if any, to the design of the proposed project and its elements or features such as, but not limited to, the following:
- Allowable building height, number of story, and allowable building area per the CBC Tables 504.3, 504.4, and 506.2.
 - Fire-resistance rating requirements for building elements such as the exterior walls, interior walls, floor construction, roof construction and primary structural frames per the CBC Table 601.
 - Fire-resistance rating requirements for exterior walls based on fire separation distance per the CBC Table 602.
 - Fire protection systems or features (e.g., fire sprinkler systems, fire walls, etc.).

The proposed project appears to be a Type III-A construction. Additional analysis should be provided to substantiate the proposed construction type as the initial assumption provided herein is based upon limited information.

12. Allowable Building Area. The increase in allowable building area permitted by Chapter 5 of the CBC shall not be allowed unless or until the owner of the required yard file with the City an agreement binding such owner, heirs, and assignees, to set aside the required yard as an unobstructed space having no improvements. Such agreement shall be recorded with the County Recorder's office. Such an agreement is subject to the review and approval of the Building and Safety Bureau. Refer to Information Bulletin BU-007 Preparing Covenant and Agreement and Covenant and Agreement Maintenance of Oversized Building for additional information. Both documents can be obtained at the following webpage:

<http://www.lbds.info/forms>

http://www.lbds.info/home_page/information_bulletins_by_bu.asp

13. Type I or II Construction. The proposed project appears to be a Type I or II construction. Building elements such as structural frame, bearing walls, nonbearing partitions, floor and roof construction are to be constructed of noncombustible materials. Refer to the CBC Section 603 for the allowable combustible materials that can be used within these types of construction.
14. Occupant Load. An occupant load analysis in accordance with the CBC Section 1004 should be provided to determine the occupant load for the proposed project. This information should assist the Applicant to determine the impact, if any, to the design for features such as, but not limited to, the following:
- Egress features such as common path of egress travel, the number of required exits, required exit width, continuity of exits, travel distance within or to exits, etc.
 - Fire protection features such as, but not limited to, fire alarms, fire sprinklers, exit signs, panic and exit hardware on exit doors, etc.

The proposed project appears to have an occupant load of 50 or more. At least two exits should be considered in the design.

15. Mezzanine. The proposed project appears to incorporate the use of mezzanine levels. The aggregate area of the mezzanine level within the room or space which it is located should not

be greater than 1/3 (1/2) of the floor area of that room or space (for Type I and II construction with an approved automatic sprinkler system and emergency voice/alarm communication system). The enclosed portion within the room or space cannot be included in the total floor area of that room or space. General provisions to consider include height clearance, means of egress, openness, etc. Please refer to the CBC Section 505 for additional information.

GENERAL CA ACCESSIBILITY AND FEDERAL ADA REGULATIONS

16. Nonresidential and Public Accommodation Accessibility. A general accessibility analysis in accordance with the CBC Chapter 11B should be provided to determine the impact, if any, to the design of the site and building for compliance with the accessibility regulations. Areas of focus for design consideration includes, but not limited to, the following:
- An accessible path of travel from the public right of way to the site and/or building.
 - An accessible path of travel from within the site (i.e., parking lot, court yard, open public area, etc.) to the building.
 - An accessible path of travel within the building.
 - All path of travel width, slope, surface condition, including elements encroaching or projecting into the path of travel, etc.
 - Parking areas should be made accessible (e.g., 1 accessible parking space for every 25 parking spaces provided, van accessible parking space for every 6 accessible parking spaces, van accessible parking space 144 inches wide and 216 inches long, access aisles 60 inches wide, etc.).
 - Means of egress should be made accessible (e.g., entrance and exit doors at the ground level, strike edge clearance of 24 inches on pull side of door, 18 inches on push side of door, level landing on both side of exterior doors, max 1/2" door threshold, etc.).
 - Toilet facilities should be made accessible (e.g., wheelchair accessible compartments, location of water closets, 60 inches wide and 48 inches deep maneuvering space in front of water closets, etc.).
 - A minimum of 5% of each dining seating type, area or room shall have accessible seating and comply with accessibility regulations. Bar and dining at both the 1st and 2nd floor should provide the required accessible seating.
 - Sale and service counters should at a minimum of 36 inches long and a maximum of 34 inches high from the top of the counter to the finished floor below.
 - Bar or dining counter should be a minimum of 60 inches long, a maximum of 34 inches high from the top of the counter to the finished floor below, provide the required knee and toe clearance, and provide clear floor or ground space for forward approach.

GENERAL STRUCTURAL REGULATION

17. Structural Design. The proposed structural system for this project should be defined early on and receive input from the Building and Safety Bureau to ensure that the proposed design will meet the code requirements.
18. Soils/Geotechnical Report. A soils and geotechnical report to determine the site conditions should be evaluated early on and receive input from the Building and Safety Bureau to ensure that the recommended design will meet the code requirements. Refer to the LBMC Section 18.05.030.A.11 and the CBC Section 1803 for additional information.

The proposed project appears to be located on a site with unknown adverse soils or geological conditions. The report should address how to mitigate the unknown hazard and provide recommendation for the structural design of the building's foundation, slab and footings.

The proposed project appears to be located near or on fills containing decomposable material. The report should address how to mitigate this hazard, provide recommendation to isolate the fill by a natural or manmade protective system, and minimize and prevent the accumulation of decomposition gases within or under enclosed portion of the building or structure.

GENERAL ELECTRICAL REGULATION

19. Electrical Utility. The location of the proposed transformer(s) and electrical meter(s) and/or the increase in service demand should be discussed and worked out with the local electric utility provider, Southern California Edison, at 562-981-8237.

GENERAL PLUMBING REGULATIONS

20. Plumbing Fixture. An occupant load analysis in accordance with the CPC Section 422, Table 422.1 and Table A should be performed by the Applicant to determine the minimum number of plumbing fixtures that may be required to be provided for the building. This information should assist the Applicant to determine the impact, if any, to the design of the building and where to provide the required plumbing fixtures.
21. Sewer and Water. The proposed location for underground building sewer line(s) and potable water line(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.
22. Water Meter. The proposed location for water meter(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.
23. Backflow Preventer. The proposed location for the backflow preventer should be discussed and worked out with the Long Beach Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.
24. Gas Meter. The proposed location for gas meter(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Energy Resources Department ("LBERD"). For more information, please contact the LBERD staff, Phil Carroll, at 562-570-2085.

GENERAL FIRE REGULATIONS

25. Water Flow. A current water flow report should be obtained from the Long Beach Water Department ("LBWD"). This information should assist the Applicant to design specific fire protection systems (e.g., fire sprinkler system). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.
26. Hydrant. New public and/or private fire hydrant may be required. To assist in this determination, the Applicant should locate if there are existing fire hydrants within 300 feet of the property or buildings. At

minimum, one on-site fire hydrant will be required to comply with the CFC Section 507 and Appendix C. The exact location for the required fire hydrant will be determined once public fire hydrants are clearly identified on the site plan sheet of the construction documents.

27. Fire Access Road. The proposed project may require a Fire Department access road(s). The minimum specifications or standards required for the access road are as follows:
- 26 feet wide;
 - 28 feet inside turning radius;
 - 15 feet of clear and unobstructed vertical height;
 - All weather resistant surface;
 - Hammerhead turnaround area shall be approved by the Fire Department. Standards contained in CFC Appendix D is not adopted by the City, but may serve as a general guide;
 - Traffic calming devices (e.g., speed bumps) are prohibited unless specifically approved by the Fire Department; and
 - Design for H20 (80,000 lbs) loading.
28. Fire Protection System. The proposed project may require the following fire protection system(s):
- An approved automatic sprinkler system designed and installed in accordance with the CFC Chapter 9, the CBC Section 903.3 and the NFPA 13 standard.
 - A Class 1 fire standpipe is required pursuant to the CFC Section 905 and the CBC Section 905. Please note that the fire hose valve within the exit stairway should be located to not affect the required exit width.
 - A manual fire alarm system shall be designed and installed in accordance with the CFC, the CBC Section 907 and the NFPA 72 standard.
29. Distance to Oil Wells. The design and location of the building may be impacted if located within a certain distance of active or idle oil wells, storage tanks or boilers and other related well drilling operations. Please refer to the CFC Section 5706.3 for additional information.
30. Gates. Any access gates to the property shall be provided with Knox Boxes in accordance with the CFC Section 506. Electric gates shall use Knox electric key switches.

GENERAL PUBLIC WORKS REGULATIONS

31. Graphic Fence Wrap for Temporary Fencing Standards. Temporary fencing wrapped with graphic design approved by Public Works may be required on construction projects to minimize the visual impact of construction activity prior to the issuance of any construction permit. The requirements are contained in Public Works' Development Guideline Section 6.5. Please follow up with Mr. Jorge Magana at 562-562-6678.

If there are any questions, please contact Truong Huynh, P.E., C.B.O. at 562.570.6921 or by email at truong.huynh@longbeach.gov.