

**SITE PLAN REVIEW, AND
LOCAL COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL
110 West Ocean Boulevard
Application No. 1911-13 / SPR19-031 / LCDP19-024
February 6, 2020**

Special Conditions:

1. This approval is for modification of previously approved Site Plan Review, and Local Coastal Development Permit Approval to allow reconfiguration of interior space within the historic building to permit the addition of six residential units in conjunction with previously approved Site Plan Review, and Local Coastal Development Permit (1409-15) application for adaptive reuse of the Ocean Center Building (City-Designated Historic Landmark), in the Coastal Zone at 110 West Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6).
2. All work shall be carried out in accordance with the activities shown on plans received by the Department of Development Services, Planning Bureau, submitted in October 2018.
3. All previous Conditions of Approval from previous applications shall remain in effect unless otherwise specified herein and any other applicable applications. If individual conditions from said entitlements are superseded by more restrictive conditions from this subject permit, the more restrictive condition (s) shall take precedence.
4. All work on or affecting the Ocean Center Building, a designated historic landmark building, shall comply with the Certificate of Appropriateness (HP14-340, November 10, 2014) and appurtenant conditions issued by the Cultural Heritage Commission.
5. No modifications for the exterior alteration, remodel, enlarging, or improvements to The Ocean center Building, shall be issued prior to review by the Cultural Heritage Commission (CHC) and issuance by the CHC of a Certificate of Appropriateness.
6. All temporary exterior fencing shall be removed prior to final Planning Bureau approval and issuance of a Certificate of Occupancy.
7. All required off-site street improvements shall be installed or provided to the satisfaction of the Director of Public Works prior to the final approval inspection.
8. Proposed improvements in Victory Park shall be completed prior to final Planning Bureau inspection approval and issuance of a Certificate of Occupancy.

9. Prior to issuance of a final Certificate of Occupancy, Victory Park shall be restored to back to original conditions. Any damages shall be repaired, and/or replaced and new landscaping installed.
10. The property owner shall be responsible for maintenance of Victory Park and shall execute agreements to the satisfaction of Public Works and other applicable City agencies.
11. No private signage for the private residential building, restaurant, or amenity uses shall be placed in Victory Park.
12. The existing palm trees in Victory Park shall be protected to the greatest extent feasible.
13. All modifications to vegetation in Victory Park shall comply with the Migratory Bird Treaty Act (MBTA), including the completion of nesting bird surveys prior to any tree removal.
14. Exterior lighting shall be maintained to the satisfaction of the Police Chief and the Director of Development Services.
15. Noise levels emanating from the project's common outdoor areas (rooftop terrace, outdoor deck, etc.) shall not exceed applicable noise standards specified in Long Beach Municipal Code Section 8.80.15 – Exterior Noise Limits.
16. Prior to issuance of a Temporary or Final Certificate of Occupancy, whichever comes first, the applicant shall fully comply with all applicable Transportation Demand Management and Trip Reduction measures. The applicant shall implement the program measures outlined in the Transportation Demand Management (TDM) Program submitted to the Planning Bureau.
17. Any changes to the roof deck configurations due to mechanical equipment installation or telecommunications leases that require changes to the approved plans shall be subject to Planning Commission review and approval.
18. One or several central satellite television/data receiver dish(es) shall be located on the roof of the building or in another utility area so that a separate satellite receiver dish is not needed for each individual dwelling unit.
19. Areas dedicated for public access easement, the westerly Paseo and Breezeway shall be maintained open, and no gates or barriers shall be installed preventing public access.
20. 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.

Standard Conditions – Plans, Permits, and Construction:

21. The applicant shall comply with all comments from the Long Beach Police, Energy Resources, Public Works, Parks, Recreation, and Marine, Water, and Fire Departments and Building Bureau.
22. 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.
23. 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.
24. 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.
25. 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.
26. All rooftop mechanical equipment shall be fully screened from public view and views from taller, adjacent rooftops. 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.
27. 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.
28. 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
29. 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.

30. 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).
31. 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.
32. 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).
33. 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.
34. 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.
35. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones, or remaining public phone equipment, shall be removed.
36. 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.
37. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
38. Any graffiti found on site must be removed within 24 hours of its appearance.

39. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
40. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
41. 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.