

**SITE PLAN REVIEW, ZONE CHANGE, VESTING TENTATIVE  
TRACT MAP  
CONDITIONS OF APPROVAL**

**5100 Long Beach Blvd.**

**No. 1707-11**

**June 18, 2020**

**Special Conditions:**

1. The following approvals are granted for this project:
  - a. Adoption of an Initial Study/Mitigated Negative Declaration (IS/MND-03-20, State Clearinghouse No. 2020050231).
  - b. Zone Change: from Community Commercial Automobile-Oriented (CCA) and R-1-N Single-Family Residential to CCN (Community R-4-N).
  - c. Site Plan Review approval for the project as depicted on plans submitted to the Department of Development Services, consisting of:
    - i. 38 three-story townhomes within seven buildings that would be a maximum height of 38';
    - ii. 86 on-grade parking spaces consisting of 76 garage spaces (42 of which are in tandem configuration) and 10 designated guest parking stalls;
    - iii. A total of 12,735 square feet of open space provided as 4,729 square feet of common open space and 8,006 square feet of private open space.
  - d. Vesting Tentative Tract Map for the consolidation of seven existing parcels into a single 78,621-square-foot parcel and the subdivision of airspace for the 38 for-sale townhome units.
2. The code standards waived for this project through the Site Plan Review process are as follows:
  - a. Open Space – Waiver of 300-square-foot recreation room;
  - b. Parking – Flexibility in proposing tandem parking as required parking (42 of the 76 garage spaces) provided a commitment to LEED Gold equivalency is provided.
3. The project applicant shall provide for compliance with all mitigation measures of the Initial Study/Mitigated Negative Declaration (IS/MND) (IS/MND-03-20) that apply to this project. These mitigation measures are included, as part of the IS/MND, and by this reference, made a part of the conditions of approval.

4. The project shall maintain a 23' setback along the eastern property line shared by the adjacent residential property at 40 East Sunset Street. The 23-foot setback area shall serve as a buffer and shall be improved with ample landscaping and full-grown trees with a minimum box size of 48" to the satisfaction of the Director of Development Services. The landscaping buffer must be maintained for the life of the project. In the event that replacement trees need to be planted in the setback area, the trees shall also be full-grown trees with a minimum box size of 48" to the satisfaction of the Director of Development Services.
5. The developer shall provide verification that any easement requirement, as indicated in the ALTA/NSPS Land Title Survey, has been resolved prior to the submission for project plan check review.
6. This permit and all development rights hereunder shall terminate 36 months from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written request submitted to and approved by the Zoning Administrator prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
7. 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).
8. Tandem parking is allowed for 42 of the 76 garage parking stalls in accordance with LBMC §21.25.508.A.3 and LBMC §21.45.400.H of the Zoning Ordinance, provided that:
  - a. A commitment to LEED gold equivalency or higher certification is made through provision of the following green building features. The full extent of the features are provided in Exhibit E – Green Scorecard:
    - i. Onsite renewable energy generation through rooftop solar panels (net zero electric homes);
    - ii. Bioswales for 85% capture and treatment of total annual stormwater;
    - iii. 75% of total landscaping comprised of drought tolerant plants;
    - iv. Water-efficient fixtures; and
    - v. EnergyStar appliances.
9. Pursuant to LBMC 21.42.050, the developer shall provide one (1) large canopy street tree, of not less than 24" box size, for each 25 feet of street frontage in the public right of way adjacent to the project site.
10. Stucco used on the exterior walls of the approved building shall consist of a sand finish type to the satisfaction of the Zoning Administrator.

11. A front wall or fence proposed within the 15' front yard setback shall be limited to 3' in height.
12. The applicant shall comply with Technical Advisory Committee (TAC) In-Lieu comments imposed by other departments, as applicable.
13. Prior to the issuance of a building permit for each phase of construction, the applicant shall notify all adjacent property owners and occupants in writing of when the start of grading/construction is to occur. The letter shall include a name and phone number of a responsible person who has the authority to resolve concerns.
14. Prior to issuance of a grading or building permit (whichever occurs first), the developer shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any) and approval shall be binding upon all hauling activities and construction truck trips by the developer.
15. Prior to the issuance of grading and building permits, the applicant shall submit a pedestrian access and protection plan to the Department of Development Services and the Department of Public Works for review and approval. The plan shall detail all pedestrian access closures and detail detours for safe navigation around the project site during construction. Sidewalk closures shall be avoided to the maximum extent feasible. The approved pedestrian access and protection plan shall be maintained on-site at all times during project construction activities.
16. In accordance with the comments received from the City of Long Beach, Energy Resources Department (LBER) during the In-Lieu Technical Advisory Committee (TAC) review process, the developer is to review and obtain approval for the proposed meter(s) locations and gas service line routing with LBER. The developer shall provide new total gas loads for the proposed development and confirm that the new meter(s) locations meet all LBER requirements. Per the Municipal Code, any structure or obstruction is not allowed to be built above the existing gas lines deterring access to those facilities. The developer shall contact LBER to obtain information on the cost and schedule impacts associated with relocation work associated with the project.
17. The landscaping plan submitted for plan check purposes shall list the common names of each tree, shrub, and plant in addition to their scientific names.
18. The project shall maintain the features qualifying the project for LEED Gold equivalency per the Green Scorecard, submitted as part of the application, in perpetuity.

19. Any street lights and exterior building lights to be provided within the private development shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any residential property or structure.
20. All street lights and exterior building lights within the private development shall be Illuminating Engineering Society of North America (IESNA)-certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
21. The Department of Development Services, the Department of Community Development, and the Long Beach Police Department shall have the authority to review the site for security problems, and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, and additional security lighting if problems develop at the site.
22. The project shall be developed in substantial compliance with the plans approved by the Site Plan Review Committee on December 11, 2019. Each structure shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the developer shall be required to submit an application for a Modification of Approved Permit.
23. The developer shall provide a sample of all final exterior finish materials selected for construction for review by the Director of Development Services, prior to issuance of a building permit. If these materials are found to be below the standards approved in concept, the developer shall propose a different finish material and provide samples, to the satisfaction of the Director of Development Services.

**Standard Conditions:**

24. Site development, including landscaping, shall conform to the approved plans on file with Long Beach 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.
25. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.

26. The project shall comply with the water efficient landscaping standards set forth by the State Model Water Efficient Landscape Ordinance (MWELO) and LBMC 21.42.035.
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. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
29. 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.
30. 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).
31. 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.

#### **Vesting Tentative Map, Final Map, and C,C,&Rs**

32. The Final Map is to be prepared in accordance with the approved Vesting Tentative Tract Map and shall be filed within thirty-six (36) months from the date of approval by the City Council of the Vesting Tentative Map, unless prior to expiration of the thirty-six month period, developer submits a written request for an extension of time, which receives approval from the Zoning Administrator.
33. 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.
34. 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.

35. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.
36. All required off-site improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the Final Map.
37. The developer shall cause to be prepared Covenants, Conditions, and Restrictions (C,C,&Rs) for this project. A copy of the C,C,&Rs are to be provided to the Director of Development Services for review and approval prior to transmittal to the California Department of Real Estate or recordation with the County Recorder.
38. The C,C,&Rs shall be executed and recorded against the title of the parcel(s) and shall contain the following provisions, which shall also be noted on the Final Map:
  - a. The subject residential project consists of 38 condominium subdivisions for 38 for-sale townhomes;
  - b. A minimum of two (2) garage parking spaces shall be permanently maintained as parking facilities for each dwelling unit in the project. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, rented, or sold, and are to be used exclusively by the residents of the respective townhome where each garage is located;
  - c. A minimum of ten (10) guest parking spaces shall be permanently maintained, as shown on the approved plans, within the development. These spaces shall be reserved solely for visitors and shall not be used by residents of the development;
  - d. The project shall maintain a 23' setback along the eastern property line shared by the adjacent residential property at 40 East Sunset Street. The 23-foot setback area shall serve as a buffer and shall be improved with ample landscaping and full-grown trees with a minimum box size of 48" to the satisfaction of the Director of Development Services. The landscaping buffer must be maintained for the life of the project. In the event that replacement trees need to be planted in the setback area, the trees shall also be full-grown trees with a minimum box size of 48" to the satisfaction of the Director of Development Services;
  - e. A clear, detailed and concise written description of the common areas and facilities of the community shall be provided. The common space areas and their amenities, as shown in the approved plans, shall be maintained in perpetuity;
  - f. The Homeowners' Association shall be responsible for the operation and maintenance of the following, and such responsibilities shall be provided for

in the C,C,&Rs:

- 1) The private sewer connection(s) to the public sewer in the public right-of-way;
  - 2) The site drainage system(s);
  - 3) The maintenance of all common areas, common landscaping, community buildings, facilities, and amenities;
  - 4) A provision for the maintenance of the exterior of each residence and the private landscaping associated with each residence;
  - 5) All private streets, sidewalks, parkways, and driveways;
  - 6) All perimeter fences, walls, and gates, and interior fences, walls, and gates;
  - 7) All adjacent public right-of-way street trees, parkways, sidewalks, and drive aprons;
  - 8) Enforcement of parking restrictions for the guest parking spaces;
  - 9) Any costs or corrections due to building or property maintenance code enforcement actions.
- g. The applicant shall identify the areas designated for regular trash pickup; and
- h. Graffiti removal shall be the responsibility of the Homeowner's Association. Graffiti shall be removed within 24 hours of its discovery. This responsibility shall include graffiti on the outside of the perimeter walls in addition to any graffiti within the development.

#### Operation and Maintenance

39. All residential trash receptacles shall be stored in the designated trash areas shown on approved plans. The intent of this condition is that trash receptacles shall be stored within each dwelling's garage or inside of a fenced yard area, concealed from view from the access road and neighboring dwellings.
40. All exterior on-site newsstands and racks (including free publications, classifieds, etc.), vending machines, donation bins, and publicly-accessible telephones shall be prohibited, and any existing ones shall be removed.
41. The applicant shall provide the following to the satisfaction of the Director of Public Works:

#### **GENERAL REQUIREMENTS**

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.

- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All required facilities, required by the Department of Public Works, not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site excavation, demolition or construction, the Subdivider shall submit a construction plan for pedestrian protection, construction area perimeter fencing with custom-printed screen(s), street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
- e. All door openings swinging into public rights-of-way shall be eliminated or set back outside of the public right-of-way, to the satisfaction of the Director of Public Works. Construction plans shall be submitted to the Department of Public Works for all encroachments over the public right-of-way, to be reviewed for approval as to compliance with California Building Code Chapter 32.
- f. All refuse and recycling receptacles shall be subject to the standards and requirement of Long Beach Municipal Code Chapter 8.60.

**PUBLIC RIGHT-OF-WAY**

- g. The Subdivider shall dedicate and improve 8 feet for right-of-way purposes along Cedar Avenue adjacent to the project site. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- h. The Subdivider shall dedicate and improve 3 feet for right-of-way purposes along East Sunset Street adjacent to the project site. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All abandoned and unused facilities shall be removed by the Subdivider.
- i. The Subdivider shall dedicate and improve a minimum of 10 feet for right-of-way purposes along East Home Street adjacent to the project site, to provide a minimum 28-foot public right-of-way half-width, from the existing centerline of Home Street along the south side of the property. Subdivider shall provide a 6-foot wide public sidewalk, relocating all existing facilities as necessary to accommodate for the street widening. If a dedication of additional right-of-way is needed to satisfy this requirement, the right-of-way dedication way shall be provided.
- j. The Subdivider shall dedicate and improve additional right-of-way between 3' and 13' as needed to provide a minimum 53-foot public right-of-way half-width, from



centerline of Long Beach Boulevard to property line, along the westerly boundary of the project site. The Subdivider shall improve the dedicated area and extend the existing sidewalk along Long Beach Boulevard to the new right-of-way limit. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.

Note: Per the submitted site plan the Subdivider is proposing private improvements (decorative entry walkways) within the dedication areas. These shall be deleted from the plans since the dedication areas will be improved with Portland cement concrete sidewalks per the latest City Standards and to satisfaction of the Director of Public Works.

- k. The Subdivider shall be responsible for the relocation of all existing utility facilities within the private property, and/or providing utility easements required in connection with this development. The Subdivider shall be responsible for resolving all matters of utility line encroachment to the satisfaction of the interested utility agency, City Department, and the Director of Public Works.
- l. The Subdivider shall provide easements to the City of Long Beach for any proposed or required public utility facilities, to the satisfaction of the concerned City Department or public agency, and shall show on the map.
- m. The Subdivider shall provide necessary storm drain easements to the County of Los Angeles on the final map or successor final maps. If additional storm drain easements are required by the County of Los Angeles and provided by separate instrument, recorded copies of same shall be provided to the Director of Public Works for our records.
- n. Unless approved by the Director of Public Works, 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.
- o. The Subdivider shall construct all off-site improvements needed to provide full Americans with Disabilities Act (ADA) accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.

#### **OFF-SITE IMPROVEMENTS**

- p. The Subdivider shall improve the Cedar Avenue right-of-way (including 8' dedication) west of the centerline, demolishing and reconstructing the sidewalk,

curb, and gutter, and a 6-foot wide Portland cement concrete sidewalk (Note: must maintain a minimum 5-foot wide sidewalk clear path around all street fixtures including streetlights, utility poles, etc.) adjacent to the project site.

- q. The Subdivider shall paint the curb along Cedar Ave red and install no parking signs along the entire length of Cedar Ave adjacent to the project.
- r. The Subdivider shall improve the East Sunset Street right-of-way (including 3-foot dedication) south of the centerline, demolishing and reconstructing the sidewalk, curb, and gutter, and a 10-foot wide Portland cement concrete sidewalk with a 4-foot wide parkway and 6-foot wide sidewalk paving (Note: must maintain a minimum 5-foot wide sidewalk clear path around all street fixtures including streetlights, utility poles, etc.) adjacent to the project site.
- s. The Subdivider shall paint the curb along East Sunset Street red and install no parking signs along the entire length of East Sunset Street adjacent to the project.
- t. The Subdivider shall widen East Home Street north of the centerline, demolishing and reconstructing the roadbed and sidewalk, curb, and curb gutter within the roadway to achieve a minimum 53-foot wide improved right-of-way with a 6-foot wide Portland cement concrete sidewalk. The Subdivider shall provide for or relocate all street fixtures, including street lights and traffic signs, required in connection with the street widening.

Note: The Subdivider shall be responsible for providing traffic striping along East Home Street to delineate the centerline, from Long Beach Boulevard to Cedar Avenue. The Subdivider shall submit a signing and striping plan to Public Works along with detailed off-site improvement plans.

- u. The Subdivider shall paint the curb along East Home Street red and install no parking signs along the entire length of East Home Street adjacent to the project.
- v. The Subdivider shall remove unused driveways and curb cuts, and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- w. The Subdivider shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the development site along Long Beach Boulevard, and provide additional potted street trees to the satisfaction of the Director of Public Works. The Subdivider shall also be responsible for the improvement of the dedicated area adjacent to the project site, resulting in an 18-foot wide public sidewalk. Sidewalk improvements shall be constructed with Portland cement concrete. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).

- x. The Subdivider shall demolish the existing sidewalk and curb ramps located near the northwest corner of the project site and along East Home Street adjacent to the project site, and construct new ADA compliant curb ramps to the satisfaction of the Director of Public Works.
- y. Subject to the improvement limits of the proposed driveway on Cedar Avenue, the Subdivider shall provide for the relocation of the existing facilities (guy wires, utility poles, etc.) in conflict with the new point of access, to the satisfaction of the Director of Public Works. The Subdivider shall contact the appropriate City Department or agency of interest to schedule the relocation work prior to submitting on-site grading plans. Plans for relocation shall be submitted to Public Works along with the on-site grading plans.
- z. The Subdivider shall improve the parkway on East Sunset Street, fronting this project with new grass or drought-tolerant accent shrubbery and permeable groundcover, such as decomposed granite, as described in Section 21.42.050 of the Long Beach Municipal Code.
- aa. The Subdivider shall provide for new street trees with root barriers along Long Beach Boulevard, per Section 21.42.050 of the Long Beach Municipal Code. The Subdivider shall relocate or replace the existing trees along East Sunset Street and East Home Street in association with the right-of-way and street widenings. The Subdivider and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and any irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50% of the total area dedicated for public right of way.
- bb. The Subdivider shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or equivalent, fence screening, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Subdivider shall consult with the Department of Public Works to review and approve.
- cc. All rough grading shall be completed prior to the approval of the final map, otherwise, the Subdivider shall be responsible for processing an appropriate grading bond. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to the approval of the final map.

- dd. The Subdivider shall submit grading and related storm drain plans 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 approval of the final map.
- ee. The Subdivider shall construct the required storm drain system in connection with the proposed development in accordance with approved plans. An excavation permit issued by the Department of Public Works is required for all work in the public right-of-way. Contact Construction Services for additional information about excavation permits, at (562) 570-2035. The Subdivider shall provide plans of the storm drain system to the Director of Public Works for review, prior to approval of the final map.
- ff. 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. Any such off-site improvements found damaged by the construction activities of the on-site improvements and along the truck route shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- gg. The Subdivider shall provide for the resetting to grade of existing manholes, pull boxes, meters, and other existing facilities in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- hh. All work within the public right-of-way must be performed by a contractor holding a valid State of California Contractor's License and City of Long Beach Business License, sufficient to qualify the contractor to do work. The Contractor shall have on file with the City Engineer a Certificate of General Liability insurance, and endorsement evidencing minimum City of Long Beach limits of required general liability insurance.
- ii. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. The City's Public Works Engineering Standard Plans are available online at [www.longbeach.gov/pw/resources/engineering/standard-plans](http://www.longbeach.gov/pw/resources/engineering/standard-plans). Prior to issuance of a building permit, detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to the Department of Public Works for review and approval. This is in addition to any plan check required by the Department of Development Services. Work, including hauling soils or other debris, is not allowed within the right of way without a valid Public Works permit.
- jj. 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.

- kk. 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 Subdivider 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](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml) Left-click on the Construction General Permit Order 2009-0009-DWQ link.

### **TRAFFIC AND TRANSPORTATION**

- ll. The Subdivider shall be responsible to improve certain traffic signal related equipment to current California Manual On Uniform Traffic Control Devices (CA MUTCD) and/or City of Long Beach Standards. The traffic signal related equipment shall be within signalized intersections that are directly impacted by the Subdivider's project (i.e. the intersection of Long Beach Boulevard and 51<sup>st</sup> Street). If not existing, the Traffic Signal related equipment shall include, but may not be limited to the following:
- i. All Traffic Signal indications shall be updated to 12" LED units.
  - ii. Vehicular detection shall be installed on all approaches to the signalized intersection. This may include presence, mid or advance detection per City direction. Options will include standard Type E loops or video detection.
  - iii. All pedestrian indications shall be upgraded to LED Countdown Modules within all pedestrian crossings.
  - iv. All pedestrian push buttons shall be upgraded to the most current City Standard.
  - v. All signalized intersections will require the installation of Emergency Vehicle Pre-Emption (EVPE) equipment. The equipment and installation must be completed per the most current City Standard.
  - vi. Because of the fact that so many City of Long Beach traffic signals operate and share coordinated signal timing plans, the Subdivider shall install a GPS Module at all traffic signals that are directly impacted by their project. The GPS Modules create accurate time-based communications between nearby traffic signals.
  - vii. The Subdivider may be asked to update the traffic signal controller located in the traffic signal cabinet. The existing traffic signal controller may not have the capability to handle the complexities of new traffic patterns that are directly related to the Subdivider's project. In such cases, the Subdivider will be asked to install a new traffic signal controller based on the most current City Standard, McCain 2070 Controllers.
- mm. New crosswalks in the vicinity of the project shall be added by the Subdivider at the discretion of the City Traffic Engineer. The Subdivider shall be responsible to

upgrade all existing crosswalks, and install all new marked crosswalks, to the newest City standards.

- nn. At the discretion of the City Traffic Engineer, the Subdivider shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage blocks.
- oo. There is a high volume Long Beach Transit bus stop on Long Beach Boulevard adjacent to the development site. The Subdivider shall incorporate enhancements to improve the bus stop into this project. Amenities such as a roof overhang for additional shelter and architectural seating for bus patrons should be integrated into the project. Enhanced 12-foot wide sidewalk paving should be provided for the bus stop per Long Beach Transit standards. The Subdivider shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.
- pp. The Subdivider shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stop on Long Beach Boulevard. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.
- qq. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet in width require a variance; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- rr. The Subdivider shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- ss. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- tt. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- uu. The Subdivider shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- vv. All traffic control device installations, including pavement markings within the private street/ parking lot, shall be installed in accordance with the provisions of the CA MUTCD, 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

### **LONG TERM MAINTENANCE**

- ww. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, the operation and maintenance of any 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 plant pots and 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 Public Works.
42. Prior to issuance of a building permit, the developer shall submit a landscaping plan to the Planning Bureau for review. Turf shall be limited to less than 50% of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50% or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Zoning Administrator.
  43. 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.
  44. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
  45. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
  46. Any graffiti found on site must be removed within 24 hours of its appearance.
  47. 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, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Development Services.

48. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.
49. 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.
50. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
  - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
  - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
  - c. Sundays: not allowed
51. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
  - a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
  - b. Water all material being excavated and stockpiled.
  - c. Water all grading and cover materials being transported.
  - d. Properly maintain all grading and construction equipment propulsion systems to avoid excess emissions.
  - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
  - f. Discontinue construction during Stage 2 smog alerts (ozone greater than or equal to 0.35 ppm.)
52. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
53. 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.