

TENTATIVE TRACT MAP
CONDITIONS OF APPROVAL
777 E. Ocean Boulevard
Application No. 2007-09 (VTTM20-004)
Date: January 21, 2021

1. This approval allows a Vesting Tentative Tract Map, a subdivision for condominium purposes, for the Shoreline Gateway project, a 35-story mixed-use building under construction, creating 316 units consisting of with 315 residential dwelling units and one commercial unit located at 777 E. Ocean Boulevard, within the PD-30 (Downtown Planned Development District) Zoning District. Any Final Map shall conform to plans dated July 2020 and submitted to the Department of Development Services.
2. The proposed development shall comply with the requirements of the Downtown Planned Development District (PD-30) Ordinance and the Conditions of Approval listed herein.

SPECIAL CONDITIONS

3. The applicant shall comply with all applicable Mitigation Measures adopted in the Mitigation Monitoring and Reporting Program from the Shoreline Gateway Environmental Impact Report and Shoreline Gateway Supplemental Environmental Impact Report. Additionally, all applicable conditions of approval under Application No. 0510-27 shall remain in full force and effect, unless specifically superseded. If individual conditions from Application No. 1512-25 are superseded by more restrictive conditions under the subject permit, the more restrictive condition(s) shall apply.
4. The applicant shall include Raywood Ash trees along the Alamitos Avenue street frontage, to comply with the landscaping requirements of PD-30.
5. The project shall comply with any applicable requirements of the 2013 Amended and Restated Owner Participation Agreement, by and between the City of Long Beach as Successor Agency to the Redevelopment Agency of the City of Long Beach and Shoreline Gateway, LLC.

GENERAL REQUIREMENTS

6. The final map shall be based upon criteria established by the California Subdivision Map Act and Title 20 of the Long Beach Municipal Code.
7. The applicant shall comply with all comments from the Long Beach Police, Energy Resources, Public Works, Water, Fire and Building Departments.
8. All off-site and/ or public improvements and 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. All offsite improvements shall be constructed per plans C-6394,

Shoreline Gateway East Tower, 777 East Ocean Boulevard Phase 2 Off-Site Improvements, approved April 29, 2020.

9. Prior to final map approval, 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. These C,C,&Rs shall, in addition to standard requirements, shall address the following:
 - Shared access agreements or policies for ingress and egress;
 - Parking and parking access;
 - Trash storage, collection, and access;
 - Vehicle loading;
 - Any community amenities on the property including but not limited to bike kitchens; and
 - Provisions for any future construction on the property.

Standard Conditions:

10. An approved or conditionally approved tentative map shall terminate thirty-six (36) months after its approval, except when a time extension has been granted by the Zoning Administrator, as provided in Section 20.12.180 of the Long Beach Municipal Code.
11. 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).
12. 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.
13. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.

14. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.