

**CONDITIONS OF APPROVAL
SITE PLAN REVIEW (SPR17-06), ADMINISTRATIVE USE PERMIT (AUP20-024),
AND
VESTING TENTATIVE TRACT MAP (VTTM17-001)
2200-2212 E. 7TH Street, 600-620 Dawson Avenue, and
621 Dawson Avenue
Application No. 2004-04
January 21, 2021**

Special Conditions:

1. The following approvals are granted for this project:
 - a. Determination that no further CEQA review is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, as the proposed project has been analyzed in accordance with the previously certified General Plan Land Use and Urban Design Elements Program Environmental Impact Report (PEIR) (SCH#2015051054), and will not result in any new significant impacts upon the environment, or any impacts greater than those analyzed in the PEIR. A CEQA statement of support and environmental compliance determination has been prepared to document this finding (see CEQA Statement of Support/Environmental Compliance Determination in Application File No. 2004-04);
 - b. Site Plan Review approval for the project as depicted on plans submitted to the Department of Development Services, consisting of:
 - i. Twenty-three (23) three-story townhomes within four buildings that would be a maximum height of 38’;
 - ii. Fifty-two (52) on-grade parking spaces consisting of forty-six (46) enclosed garage spaces and six (6) designated guest parking stalls;
 - iii. A total of 9,049 square feet of open space provided as 5,294 square feet of private open space and 3,755 square feet of common open space.
 - c. Vesting Tentative Tract Map for the consolidation of four existing parcels into a single 33,750-square-foot parcel and the subdivision of airspace for the 23 for-sale townhome units.
 - d. Administrative Use Permit (AUP) to accommodate four of the six required guest parking spaces off-site at 621 Dawson Avenue.

2. The code standards waived for this project through the Site Plan Review process include:
 - a. In lieu of the required 300-square-foot recreation room, the project includes 9,049 square feet of total open space with amenities, which include a tot lot with rubberized surfacing, a built-in BBQ island, dining seating atop enhanced paving, benches with decorative pottery, a shade structure, and enhanced landscaping.
3. The project applicant shall provide for compliance with all mitigation measures of the General Plan Land Use and Urban Design Elements Program Environmental Impact Report that apply to this project. These applicable mitigation measures are included as part of the Environmental Compliance Checklist and by this reference made a part hereof. Specifically, the applicable mitigation measures are the following:
 - a. MM NOI-1 Related to construction best management practices during construction activities. Refer to Section 5.12 (Noise) of the Environmental Compliance Checklist.
4. The applicant shall provide manufacturer specifications and details for the tot lot, subject to the review and approval of the Director of Development Services.
5. The following improvements to the off-site parking location at 621 Dawson Avenue shall be made to the satisfaction of the Director of Development Services:
 - a. The entirety of the parking lot shall be repaved;
 - b. The parking stalls shall be restriped;
 - c. The four permanent guest parking stalls for the project shall be labeled as 'Reserved Guest Parking for 2200 E. 7th St';
 - d. The existing landscaped areas around the parking lot shall be improved with landscaping, in accordance with Long Beach Municipal Code Sections 21.41 and 21.42;
 - e. The wall along the perimeter of the parking site shall be repaired, as needed, and improved with stucco in a color that is complementary to the project. The color shall be submitted for review and approval by the Director of Development Services prior to building permit submittal.
6. The developer shall provide a lighted guest parking sign, not less than six (6) square feet in area, at the project site and at the off-site parking site, with such lighted sign visible to motorists to the satisfaction of the Director of Development or designee.

7. Rights to the four off-site guest parking spaces at 621 Dawson Avenue shall be memorialized through a covenant recorded against both properties (621 Dawson Avenue) and the project site. The four off-site parking spaces at 621 Dawson Avenue shall be maintained as guest parking for the project site in perpetuity.
8. The applicant shall be required to construct a perimeter wall along the eastern property line to the satisfaction of the Director of Development Services or designee. The applicant shall work with the adjacent property owner at 2218 E. 7th Street to resolve any encroachment issues prior to construction of the perimeter wall.
9. 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 36 month period as provided in Section 21.21.406 of the Long Beach Municipal Code.
10. 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).
11. 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.
12. Stucco used on the exterior walls of the approved buildings shall consist of a smooth finish type to the satisfaction of the Zoning Administrator.
13. The applicant shall comply with Technical Advisory Committee (TAC) In-Lieu comments imposed by other departments, as applicable.
14. 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.
15. 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.

16. 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.
17. 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 meet and contact LBER in advance to understand what is required for new gas services, and the cost and schedule impacts associated. The developer is to review and obtain approval for the proposed meter(s) locations and gas service line routing for this development with LBER.
18. 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.
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 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 Planning Commission on January 21, 2021. 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.
24. Should front yard fencing be desired, the front yard fencing shall be proposed along the entire 7th Street and Dawson Avenue frontages and constructed together, the fencing shall be decorative wrought iron fencing that is compatible with the design of the building, and shall be limited to 3' in height along any frontage abutting a public right of way. Individual fences shall not be permitted to prevent a design that is incompatible.

Standard Conditions:

25. 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.
26. 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.
27. 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.
28. 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.
29. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.

30. 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.
31. 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).
32. 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 CC&Rs

33. 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.
34. 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.
35. 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.
36. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.
37. 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.
38. The developer shall cause to be prepared Covenants, Conditions, and Restrictions (CC&Rs) for this project. A copy of the CC&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.

39. The CC&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 23 condominium subdivisions for 23 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 two (2) 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. A minimum of four (4) guest parking spaces shall be permanently maintained, as shown on the approved plans, at the off-site parking location at 621 Dawson Avenue. These spaces shall be reserved solely for visitors and shall not be used by residents of the development;
 - 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. To ensure continuity of design along the street frontages of 7th Street and Dawson Avenue, individual fences for the townhome units shall not be constructed.
 - g. The Homeowners' Association shall be responsible for the operation and maintenance of the following, and such responsibilities shall be provided for in the CC&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. The required 300-square-foot recreation room has been waived pursuant to LBMC 21.25.508. In lieu of the recreation room, high-quality amenities such as a tot lot with rubberized surfacing, a built-in BBQ island, dining seating, enhanced paving, benches with decorative pottery, shade structure, and enhanced landscaping have been included

as part of the project. Such open space amenities shall be maintained in good working order throughout the life of the project.

5. The maintenance of front yard areas along 7th Street and Dawson Avenue.

5. A provision for the maintenance of the exterior of each residence and the private landscaping associated with each residence;

6. All private streets, sidewalks, parkways, and driveways;

7. All perimeter fences, walls, and gates, and interior fences, walls, and gates;

8. All adjacent public right-of-way street trees, parkways, sidewalks, and drive aprons;

9. Enforcement of parking restrictions for the guest parking spaces;

10. Any costs or corrections due to building or property maintenance code enforcement actions.

h. A parking restriction plan shall be provided for the guest parking spaces for trash pickup day. Trash pickup shall be minimized as feasible to reduce the impact on guest parking.

i. 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

40. All residential trash receptacles shall be stored in the designated trash areas shown on the 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.

41. 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.

42. Prior to issuance of a building permit, the developer shall submit a landscaping plan to the Planning Bureau for review. The landscape plans shall be submitted as a separate permit set concurrent with the building plan check. 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. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
45. 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.
46. 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.
47. 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.
48. 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
49. 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.)
50. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
51. 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.
52. 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 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.
- d. Prior to final map approval, the Subdivider shall submit its on-site parking management plan and project Conditions, Covenants and Restrictions (CC&R's) for review and approval of the Director of Public Works.

- e. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, and for 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 irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project CC&R's, and a recorded copy of said document shall be provided to the Director of Public Works
- f. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected prior to approval of the final map, or a private drainage easement recorded on the map, to the satisfaction of the Director of Public Works.
- g. Prior to the start of ANY demolition, excavation, or construction, the Subdivider shall,
 - i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
 - ii. Submit a traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, and
 - iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
 - iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Subdivider shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.

- h. The Subdivider shall construct all off-site improvements needed to provide full 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, as determined during the plan check process, the right-of-way dedication way shall be provided.
- i. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to the Public Works counter at the Permit Center on the 2nd Floor of City Hall (411 W. Ocean Blvd., Long Beach, CA 90802), for review and approval. The City's Public Works Engineering Standard Plans are available online at

www.longbeach.gov/pw/resources/engineering/standard-plans. This is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.

- j. 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.

PUBLIC RIGHT-OF-WAY

- a. Subdivider shall dedicate and improve the easternmost 14 feet of the development site along the northern property line, 4.5 feet wide adjacent to East 7th Street for bus stop purposes, to the satisfaction of Director of Public Works. The dedication area shall be improved with bus stop improvements approved by Long Beach Transit and sidewalk improvements constructed of Portland cement concrete. This dedication may be recorded on the final map or processed by separate Dedication Application.
- b. Subdivider shall execute an Irrevocable Offer to Dedicate (IOD), in a form acceptable to the City of Long Beach, 10 feet of the development site along East 7th Street for future street improvement purposes, except for the dedication area noted above. Subdivider shall submit for review and approval, a complete Dedication Application along with all required attachments and application fee.
- c. Subdivider shall execute an Irrevocable Offer to Dedicate (IOD), in a form acceptable to the City of Long Beach, an additional 3 feet of right-of-way along Dawson Avenue for future street purposes, along the western boundary of the development site. Subdivider shall submit for review and approval, a complete Dedication Application along with all required attachments and application fee.
- d. Subdivider shall be responsible for the relocation and/ or undergrounding of utilities, right-of-way dedications, quitclaim of easements, and/or any new utility easements required in connection with the proposed development, and removal of any related abandoned facilities or equipment as needed or required; as structures cannot be built within an easement or dedicated area.
- e. Subdivider shall provide easements to the City of Long Beach for any City required facilities including traffic signal controls, signage, required slopes, bus stops, refuse collection access, and any other public utilities and/ or necessities, to the satisfaction of the public agency or City Department with interest. All easements shall show on the final map.
- f. 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.

OFF-SITE IMPROVEMENTS

- g. 6th Street is currently subject to a street pavement cut moratorium ending in April of 2020. The Subdivider shall provide written approval from the City to implement any street improvements prior to the end of the existing moratorium, in the form of a discretionary permit for excavation. Any work within a street under moratorium requires a complete grind and overlay from block to block and the Subdivider shall adhere to this requirement.
- h. Subdivider shall improve the dedication area along East 7th Street with sidewalk improvements, including street trees, to the satisfaction of the Director of Public Works. All sidewalk improvements shall be constructed with Portland cement concrete.
- i. Subdivider shall provide for new street trees with root barriers on East 7th Street, and provide for tree wells as necessary, per Section 21.42.050 of the Long Beach Municipal Code. Subdivider and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. Developer 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 within the public right of way.
- j. Subdivider shall improve the parkway along Dawson Avenue 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.
- k. Subdivider shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the project site along East 7th Street and Dawson Avenue, to the latest City standards and the satisfaction of the Director of Public Works. 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).
- l. Subdivider shall remove unused driveways and curb cuts along the Project's frontage on East 7th Street and Dawson Avenue including the driveway on Dawson Avenue south of the most southern property line of the project site generally aligned with the projection of the southern side of the E 6th Street right-

of-way to Dawson Avenue, and replace with full height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. All sidewalk improvements shall be constructed with Portland cement concrete.

- m. All off-site improvements shall provide a minimum of 5 feet clear dedicated right-of-way between any and all obstructions for pedestrian travel purposes compliant with the most recent ADA standards. All hardscape shall be constructed with Portland cement concrete. All removal limits shall consist of entire panel replacements (from joint line to joint line).
- n. Subdivider proposes improvements that may impact and/ or conflict with existing above ground or underground utilities adjacent to and/ or within the project site, such as street lights and associated underground conduits. The Subdivider is responsible for all design, applicable utility approval, permitting, relocation and/or undergrounding work, removal if abandoned in place, and/ or replacement or repair of any damaged utilities and commissioning as required by the interested agency and shall work with each utility directly, and to the satisfaction of the Director of Public Works.
- o. Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Subdivider to the most current City standards and to satisfaction of the Director of Public Works.
- p. Subdivider shall provide for the resetting to grade of manholes, pull boxes, meters, and other existing facilities in conjunction with the required off-site improvements.
- q. All 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.
- r. The Subdivider shall submit a precise grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to issuance of a building permit.
- s. 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 Subdivider 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. Left-click on the Construction General Permit Order 2009-0009-DWQ link.

- t. 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.

TRAFFIC AND TRANSPORTATION

- u. A traffic impact analysis shall be prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's stamp required) and submitted for review prior to issuance of a building permit. In addition, any physical street improvements must include a scaled drawing stamped by a registered Civil Engineer in the State of California. Any conditions generated by the analysis shall be made a part of these conditions.
- v. There is a high-volume Long Beach Transit bus stop on East 7th Street adjacent to the development site. Subdivider shall incorporate enhancements to improve the bus stop into this project. Bus stop amenities such as roof overhang for additional shelter and architectural seating for bus patrons shall be integrated into the project. Enhanced 12-foot-wide sidewalk paving shall be provided per Long Beach Transit standards. Subdivider shall collaborate with Long Beach Transit and Public Works to implement this condition.
- w. Subdivider shall contact Long Beach Transit prior to 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 East 7th Street. Contact the Manager of Service Development Planning, Shirley Hsaio, at (562) 591-8753.
- x. 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 to be processed with the submittal of off-site improvement plans.
- y. Subdivider may be required to upgrade all existing crosswalks at the intersections of Dawson Avenue and East 6th Street and East 7th Street, to thermoplastic continental crosswalks per City Standard Plans and to the satisfaction of the City Traffic Engineer.

- z. 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. All traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- aa. Subdivider shall protect or replace/repaint all traffic markings and colored curb within the public right-of-way adjacent to the project site.
- bb. All traffic control device installations, including pavement markings within the private parking area, shall be installed in accordance with the current edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD).