

CONDITIONS OF APPROVAL
5801 Atlantic Avenue
Application No. 2105-07 (SPR21-024, TTM21-005)
September 2, 2021

Special Conditions:

1. Site Plan Review (SPR21-024) for the development of 84 townhome dwelling units with 187 parking stalls, a 567-square-foot community room, and 2,294 square feet of commercial space and approval of a Tentative Tract Map (TTM21-005) as shown on the approved plans within the project file.
2. This approval is contingent upon final approval of the Department of Toxic Substances Control remediation plan of the site to remove contaminants related to previous commercial uses (dry cleaning and automotive uses) on the southern portion of the project site. Substantial changes to the remediation plan that are inconsistent with the environmental analysis of the project shall require further environmental review subject to applicable fees.

Plans and Construction

3. Pursuant to section 21.45.400 (c), the project shall meet the intent of LEED at the Certified level to the satisfaction of the Director of Development Services. Prior to issuance of any project-related building permits, the applicant shall submit proof of registration with USGBC and a password allowing staff access to said registration or provide proof by a third party as meeting the intent of LEED at the level required by Chapter 21.45.400.
4. Pursuant to Section 21.45.400 (i), the applicant shall design and provide for "solar-ready" building rooftops and "solar-ready" infrastructure on flat-roof buildings, for possible future installation of solar panels.
5. Pursuant to section 21.45.400 (i), a designated area for the collection of recyclables shall be provided adjacent to the area for the collection of waste.
6. Prior to issuance of a Certificate of Occupancy, not including temporary use of model homes and temporary construction trailers, any unused curb cuts adjacent to the project site shall be closed and reconstructed to full-height curb and gutter under a permit from the Department of Public Works, to the satisfaction of the Director of Development Services.
7. The applicant shall submit a Final Map and applicable fees for review and approval to the satisfaction of the Director of Development Services and the Director of Public Works prior to Certificate of Occupancy. Final Map shall be recorded with Los Angeles County.

8. Prior to issuance of a grading or demolition 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.
9. The developer shall abide by the haul route/trucking route approved by the Director of Development Services and City Engineer. Failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction permits, inspections, or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the developer's hauling practices to be remedied.
10. 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. The approved pedestrian access and protection plan shall be maintained on-site at all times during project construction activities.
11. The project shall be developed in substantial conformance with the plans presented to the Planning Commission on September 2, 2021. Each project component shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design, including, but not limited to, the following items:
 - a. Glazing selections and quality,
 - b. Architectural design and features,
 - c. Ground-floor storefront window systems, and
 - d. All materials and finish selections specifically identified on plans, or amended herein, and the virtual materials sample board provided with the project file application, or equal or better to the satisfaction of the Director of Development Services.
12. The applicant shall submit an application for a Sign Program to the Planning Bureau for all project site signage prior to issuance of the building permits for the commercial buildings. No permanent on-site signs requiring a sign permit shall be installed prior to approval of a Sign Program.
13. 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 (Planning Commission approval).

14. The applicant shall provide a copy of the Covenants, Conditions, and Restrictions (CCRs) to the Department of Development Services for review and approval prior to recordation of the Final Tract Map with the County of Los Angeles Clerk Recorder.
15. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
16. Landscape plans shall be submitted as a separate, but concurrent plan check with the building plans.
17. Pursuant to Section 21.42.050 of the City Municipal Code, one (1) large canopy street tree, of not less than twenty-four inch (24") box size, shall be provided for each twenty-five feet (25') of property line length. Enhanced landscaped parkway areas should extend beyond the tree wells as shown on conceptual landscape plans. The landscaped parkway shall be located in coordination with the location of on-street parking.
 - a. Street trees shall be spaced from driveways, light standards, intersections, utility poles and street furniture and shall be located only in the prescribed width of parkway as provided in Chapter 14.28 of the Municipal Code.
18. All forms of barbed wire and razor wire shall be prohibited on the site.
19. Any street lights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
20. Prior to the issuance of building permits and commencement of construction activities, the applicant or construction contractor shall notify adjacent and adjoining property owners/occupants of the initiation of construction activities. The notification shall include the days and hours of construction and contact information for potential complaints.

Use and Operation

21. Noise levels emanating from the project's common open space areas shall not exceed applicable noise standards specified in Long Beach Municipal Code Section 8.80.150 – Exterior Noise Limits.
22. 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.
23. If feasible based on final project design, 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 residential and commercial unit.

Building and Safety Conditions

24. The applicant shall comply with all comments from the Long Beach Building and Safety Bureau dated on August 2, 2021.

Fire Department Conditions

25. The applicant shall comply with the technical comments from the Long Beach Fire Department dated December 11, 2020.

Long Beach Police Conditions

26. The applicant shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated April 19, 2021.

Water Department Conditions

27. The applicant shall comply with all comments from the Long Beach Water Department dated April 28, 2021.

Energy Resources Department Conditions

28. The applicant shall comply with all comments from the Long Beach Energy Resources Department dated July 14, 2021, including, but not limited to:
 - a. Developer is to meet with and contact LBER in advance to understand what is required for new gas services, and the cost and schedule impacts associated.
 - b. The developer is to review and get approval for proposed meter(s) locations and gas line routing for this development with LBER.
 - c. The developer is to get approval from LBER that there will be no conflicts

with existing gas main alignment.

Long Beach Transit

29. The applicant shall comply with the comments from Long Beach Transit dated May 10, 2021.
 - a. Prior to building permit issuance, the applicant shall submit a complete design plan pursuant to Long Beach Transit design guidelines to the satisfaction of Long Beach Transit and the Director of Public Works.

Public Works Conditions

30. The applicant shall comply with all comments from the Long Beach Department of Public Works dated on July 8, 2021. The developer shall provide for 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. Subdivider proposes architectural projection encroachments into the public right-of-way that include architectural features, signage, balconies and awnings. Construction plans shall be submitted to the Department of Public Works for all projections over the public right-of-way to be reviewed for approval, to the satisfaction of the Director of Public Works.
- h. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- i. Any proposed signage shall be located entirely on site, on private property, completely out of the public right-of-way. Any signage initially proposed in public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- j. The Subdivider is proposing a refuse and recycling receptacle area as part of the proposed development. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Subdivider and/ or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.
- k. 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 Guidelines.

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 Guidelines and all referenced standards at the time of application submittal.

- l. 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.

- m. 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.**
- n. 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

- o. Subdivider shall dedicate and improve an additional 10 feet of right-of-way adjacent to Atlantic Avenue for future street widening purposes, along the eastern boundary of the development site, to the satisfaction of the Director of Public Works. The dedication may be recorded on the final map or processed by separate application.
- p. Subdivider shall dedicate and improve an additional 3 feet of right-of-way adjacent to E 59th Street for future street widening purposes, along the northern boundary of the development site, to the satisfaction of the Director of Public Works. The dedication may be recorded on the final map or processed by separate application.
- q. 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, such as an apparent abandoned waterline and overhead utility lines traversing the property, or equipment as needed or required; as structures cannot be built within an easement or dedicated area.
- r. Subdivider shall be responsible for resolving all matters of easement(s) and/ or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.
- s. 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.

- t. 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.
- u. Backflow preventer must be installed on private property and a Grant of Easement to the City must be processed either on the Final Map or by separate instrument application to the Department of Public Works.

OFF-SITE IMPROVEMENTS

- v. 59th Street, west of the intersection with Linden Avenue is currently subject to a street pavement cut moratorium ending in September 2022. The Developer 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 Developer shall adhere to this requirement.
- w. Subdivider shall improve the 10-foot dedication area on Atlantic Avenue to include a minimum 5-foot-wide non-meandering concrete sidewalk and 5-foot-wide planted and irrigated parkway or tree wells, to the satisfaction of the Director of Public Works. The right-of-way improvements shall be constructed with Portland cement concrete.
- x. Subdivider shall reconstruct the southern half of East 59th Street adjacent to the Project's northern boundary, to include a minimum 12 foot wide eastbound travel lane, 8 foot wide parking lane adjacent to the sidewalk, and a minimum 8 foot wide sidewalk with new street trees planted and irrigated in new tree wells within the sidewalk lane, as shown on the submitted plans, to the satisfaction of the Director of Public Works. Bulb outs at both the west and east corners shall be allowed, to the satisfaction of the Director of Public Works. The right-of-way improvements shall be constructed with Portland cement concrete.
- y. Subdivider shall reconstruct the eastern half of Linden Avenue adjacent to the Project's western boundary, to include a minimum 12 foot wide northbound travel lane, 8 foot wide parking lane adjacent to the sidewalk, and a minimum 10 foot

wide sidewalk including a 5 foot wide planted and irrigated parkway including new street trees, to the satisfaction of the Director of Public Works. Bulb outs at both the north and south corners, and at the proposed project's Linden Avenue entrance shall be allowed, to the satisfaction of the Director of Public Works. The right-of-way improvements shall be constructed with Portland cement concrete.

- z. All proposed bulb out designs shall be subject to review and approval by the City Traffic Engineer. The current bulb out design for the intersection of South Street and Linden Avenue appears to encroach into Linden Avenue causing a narrowing of that travel lane to less than 12 feet, conflicting with condition w. above, requiring a minimum of a 12 foot wide travel lane. The bulb out radius may need to be adjusted to eliminate this conflict.
- aa. Subdivider shall demolish the existing sidewalk and curb ramps located on all four corners of the project site, and construct a new ADA compliant curb ramp, incorporated into the bulb out designs where applicable, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete
- bb. Illustrated on the submitted site plan is a design for a dedicated vehicular right turn lane from southbound Atlantic Avenue adjacent to the project site, to westbound South Street. To avoid conflicts with the City's planned bikeway improvements along South Street, Subdivider shall incorporate raised medians into a protected bicycle right turn lane design, instead of a dedicated vehicular right turn lane. The resulting design should also accommodate an additional three short term parking spaces on Atlantic Avenue near the intersection with South Street generally adjacent to the proposed retail area at the southwest corner of the project site. Subdivider shall contact the Transportation Mobility Bureau, at (562) 570-6331 to request additional information regarding raised median requirements.
- cc. Subdivider shall provide for new street trees with root barriers where indicated in these conditions, 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.
- dd. The Subdivider shall protect in place the existing trees on South Street adjacent to the project site, during construction of any off-site improvements within that right-of-way.

- ee. The Subdivider shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter along all perimeter streets adjacent to the project site to the satisfaction of the Director of Public Works. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- ff. The Subdivider shall remove all unused driveways and curb cuts, or portions thereof along all perimeter streets of the project site's frontage, and replace with full-height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- gg. The Subdivider shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting any improvement plans to the Department of Public Works.
- hh. The Subdivider proposes improvements that may impact existing under- and above-ground utilities through and adjacent to the project site, such as gas lines, water pipelines, and utility poles and overhead lines, and along the perimeter streets and alleyways adjacent to the project site. The Subdivider shall be responsible for all design, applicable utility approval, permitting, relocation and/or undergrounding work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.
- ii. 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. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities, shall be reconstructed or replaced by the Subdivider, to the satisfaction of the Director of Public Works.
- jj. The Subdivider shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- kk. The Subdivider shall submit a 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 approval of the map and/or release of any building permit.

- II. The Subdivider shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.

TRAFFIC AND TRANSPORTATION

- mm. Subdivider shall be responsible to improve certain traffic signal related equipment to current CA MUTCD and/or City of Long Beach Standards, at the intersections of East 59th Street and South Street with Atlantic Avenue. The traffic signal related equipment shall be within signalized intersections that are directly impacted by the Subdivider's project. If not existing, the Traffic Signal related equipment shall include, but may not be limited to the following:
- i. All pedestrian push buttons shall be upgraded to ADA complaint units and to the most current City Standard.
 - ii. Install protected or protected permissive left turn phasing for northbound, eastbound and westbound traffic at Atlantic Avenue at the intersection with South Street, which shall be installed per current CA MUTCD Standards.
 - iii. Subdivider shall upgrade traffic signal controller based on the most current City Standard to McCain 2070 Controllers.
- nn. There is a high-volume Long Beach Transit bus stop on Atlantic Avenue, generally adjacent to the southeast corner of the proposed development's site. Subdivider proposes to relocate this bus stop to the southwest corner of the Atlantic Avenue and South Street intersection and shall coordinate with Long Beach Transit (LBT) to secure approval of the proposed relocation. Whether LBT approves the relocation or not, Subdivider shall incorporate enhancements to either improve the existing bus stop into this project or integrate it into the relocated setting. Bus stop amenities such as roof overhang for additional shelter and architectural seating for bus patrons shall be integrated into the improved bus stop design. Enhanced 12-foot-wide sidewalk paving shall be provided per LBT standards. Subdivider shall collaborate with LBT and Public Works to implement this condition.
- oo. 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 any bus stops on Atlantic Avenue or near the project site. Contact the Manager of Service Development Planning, Shirley Hsaio, at (562) 591-8753.
- pp. 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, including the addition of a dedicated bicycle lane adjacent to the eastern property boundary on Atlantic Avenue.

- qq. Subdivider shall submit to the Transportation Mobility Bureau for review and approval a signing and striping plan for all perimeter streets, as necessary. Said plan shall include, but not be limited to:
 - i. Raised medians, protected bicycle turn-lane markings and additional parking space markings as noted in condition Z above.
 - ii. All signage and striping as illustrated in the submitted site plan.
- rr. 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.
- ss. 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.
- tt. 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.
- uu. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- vv. The Subdivider shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- ww. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

Air Quality Study Mitigation Measures

31. The applicant shall comply with the recommendations set forth in the Air Quality and Greenhouse Gas Impact Study as follows:

Construction Design Features

- A. Prior to the issuance of grading and building permits, the project will prepare and submit a Construction Management Plan to the City of Long Beach that demonstrates the ability to implement the fugitive dust control and construction emissions reductions measures described in this report.
- B. The project will follow the standard SCAQMD rules and requirements with regards to fugitive dust control, including, but not limited to:
 - a. All active and exposed construction areas shall be watered two (2) times daily.
 - b. Vehicle speed on unpaved surfaces shall be reduced to less than 5 mph.
 - c. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
 - d. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
 - e. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
 - f. Access points shall be washed or swept daily.
 - g. Construction sites shall be sandbagged for erosion control.
 - h. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
 - i. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
 - j. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
 - k. Replace the ground cover of disturbed areas as quickly possible.

- C. All diesel construction equipment will have Tier 4 low emission “clean diesel” engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.
- D. Construction equipment shall be maintained in proper tune.
- E. All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.
- F. Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.
- G. The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the “Unhealthy” level.
- H. Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.
- I. Establish staging areas for the construction equipment that as far from adjacent residential homes, as feasible.
- J. Use haul trucks with on-road engines instead of off-road engines for on-site hauling.

Operational Design Features:

- K. The project will comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to:
 - a. Install low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.
 - b. Provide the necessary infrastructure to support electric vehicle charging.
 - c. Provide bicycle racks for non-residential uses.
 - d. Provide solar installations per the prescribed Energy Design Ratings.
- L. Implement zero waste strategies, recycling and composting programs for residential and non-residential uses.

- M. Encourage the property management company and landscape maintenance crews to use electric powered landscaping equipment for landscape maintenance.
- N. Utilize zero VOC and low VOC paints and solvents, wherever possible.
- 32. Prior to the issuance of a building or grading permit, the developer shall prepare a construction management plan as recommended by the Traffic Study dated June 10, 2021, to the satisfaction of the directors of Development Services and Public Works.

Construction Management Plan:

The Construction Management Plan shall address, at the minimum, the following:

- A. Ingress and egress for the construction truck and worker traffic would be via Linden Avenue and/or Atlantic Avenue. It is recommended to coordinate with the City to determine if a flagman would be required to assist with ingress and egress for trucks and construction equipment.
- B. Traffic control for any street closure, detour or other disruption to traffic circulation.
- C. Identify the routes that construction vehicles will utilize for the delivery of construction materials (i.e. lumber, tiles piping, windows, etc.), to access the site, traffic controls and detours and proposed construction phasing plan for the Project.
- D. Coordinate with the City to identify parking needs and parking areas for construction related equipment and workman support. Review of the existing site suggests that parking may potentially be available on site.
- E. Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets.
- F. Require the Applicant to keep all haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The Applicant shall clean adjacent streets, as directed by the City Engineer (or representative of the City Engineer) of any material which may have been spilled, tracked or blown onto adjacent streets or areas.
- G. Hauling or transport of oversize loads will be coordinated with the City as to the haul route as well as the hours allowed. Hauling or transport may be permitted/required during nighttime hours, weekends or Federal holidays, at the discretion of the City Engineer. All hauling/delivery access to and from the site will be from Atlantic Avenue. An approved Haul Route Permit will be required from the City.
- H. Haul trucks entering or exiting public streets shall at all times yield to public traffic.
- I. If hauling operations cause any damage to existing pavement, street, curb and/or gutter along the haul route, the applicant will be fully responsible for repairs. The repairs shall be completed to the satisfaction of the City Engineer.

- J. This Plan shall meet standards established in the current California Manual on Uniform Traffic Control Device (MUTCD) as well as City of Long Beach requirements.

Standard Conditions – Plans, Permits, and Construction:

33. 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.
34. 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.
35. The plans submitted for plan review shall 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.
36. Prior to the issuance of a building permit, the applicant shall depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
37. 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.
38. All rooftop mechanical equipment shall be fully screened from public view. Said screening shall 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 shall be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
39. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.

40. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
41. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
42. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
43. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
44. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau shall be secured.
45. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
46. For projects consisting of new buildings, parking lots, or landscaped area, the applicant shall submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to the issuance of a building permit. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent 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 Director of Development Services.
47. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
48. All landscaping irrigation systems shall use high efficiency sprinkler nozzles or drip irrigation components. 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.

49. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
50. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
51. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
52. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
53. 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

Standard Conditions – General:

54. This permit and all development rights hereunder shall terminate three 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 three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.

55. 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 shall 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).
56. 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.
57. 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).
58. 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 shall be recorded with all title conveyance documents at time of closing escrow.
59. 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.
60. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
61. 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.
62. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator shall clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional

preventative measures such as but not limited to, additional lighting or private security guards.

63. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
64. Any graffiti found on site shall be removed within 24 hours of its appearance.
65. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
66. Trash bins specific for recycling shall be installed alongside general refuse bins.
67. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
68. 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.